

East Elliott Community Plan



THE CITY OF SAN DIEGO

CITY PLANNING AND COMMUNITY INVESTMENT

EAST ELLIOTT

COMMUNITY PLAN

San Diego Planning Department
202 C Street, MS4A
San Diego, CA 92101



Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

EAST ELLIOTT COMMUNITY PLAN

The following amendments have been incorporated into this November 2006 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Elliott Community Plan adopted.			April 29, 1971	R-202550
East Elliott community created with the adoption of the Tierrasanta Community Plan which ceded the western portion of the Elliott community to Tierrasanta community.			July 27, 1982	R-256890
Expanded the Open Space area to coincide with the boundaries of the MSCP; reduced the residential acreage in the community; and increased the acreage associated with the landfill.			March 18, 1997	R-288456
Permitted aggregate extraction and processing associated with the landfill through a Planned Development Permit and corrected the increase in landfill acreage to 493 acres.			April 9, 2002	R-296297

EAST ELLIOTT COMMUNITY PLAN

BACKGROUND

For many years, the East Elliott area was a portion of the Elliott Community Plan. This plan was adopted in 1971. Subsequently, most of the original Elliott planning area was removed from the Elliott Community Plan and incorporated in the new Tierrasanta Community and Mission Trails Regional Park Plans. The remaining portion of the Elliott community, known as East Elliott, has remained undeveloped. The previous community plan for this area designated scattered unconnected areas of residential development surrounded by open space. Residential and other forms of urban development are impractical and uneconomical in most of East Elliott because of rugged topography, environmental constraints, lack of utility and road connections and other services, a multiplicity of small ownerships and proximity to the Sycamore Canyon Landfill.

East Elliott is dominated by native vegetation including sage scrub, chaparral, native grassland and oak and sycamore woodland and constitutes one of the largest and biologically most important remaining open space areas in San Diego. The topography is characterized by a series of parallel north-south trending canyons and ridges. A number of endangered and threatened wildlife species inhabit this area.

LAND USE PLAN

Due to the natural resources on site and the factors described above which make urban development infeasible in much of East Elliott, a majority of this area is designated for long-term open space use. As such, a majority of the area (~~2,259~~ 2,221 acres out of the 2,862 in the East Elliott planning area) will be one of the most important components of the City's Multiple Species Conservation Plan (MSCP). These open space areas will provide habitat for a number of endangered or threatened wildlife species and will provide corridors for wildlife movement from Mission Trails Park northward into the Miramar area.

An approximately 117-acre area on the eastern fringe of East Elliott, adjacent to a residential area in Santee, is designated for residential use. A maximum of 500 single-family residential units can be constructed in this area. Residential use is designated in this area due to its relatively level terrain and proximity to residential and residential serving land uses in Santee. The residential units should be sensitive and similar to the adjacent development in Santee in terms of siting, scale, density and design. Due to a lack of nearby residential development or services in San Diego and proximity to residential development in Santee, deannexation of this 117-acre area to Santee should be considered if, in the future, Santee favors such an annexation.

~~Twelve~~ Seven acres of commercial office use ~~are is~~ designated ~~in two separate parcels~~ in the vicinity of State Highway 52 and Mast Boulevard. ~~These two~~ This properties property ~~have~~ has excellent road access and ~~have has~~ potential such as accounting, legal and medical offices to residents of eastern San Diego and Santee.

~~Four~~ Five hundred ~~seventy-four~~ nineteen acres mostly in the Little Sycamore Canyon watershed in the north central portion of the planning area are designated for use as a landfill. ~~A smaller landfill exists in a portion of this area in 1995 (the date that this plan was written) and expansion of this landfill is anticipated.~~ Aggregate mining and processing with the designated landfill area is permitted by Planned Development Permit 40-0765, conditioned upon the mitigation of potential impacts. Potential biological conflicts between the landfill use and adjacent MSCP habitats will be avoided through the landfill operator's adherence to provisions of the MSCP, especially the MSCP adjacency guidelines. If any residential development is proposed within the area planned for open space, the City will encourage it to be located on lands not adjacent to the landfill. After closure of the landfill, and completion of the State-required post-closure monitoring period, the land use designation of the landfill site shall become open space.

This plan also recognizes the possibility that a portion of the area west of Sycamore Canyon (within the Oak and Spring Canyon watershed), which is designated in this plan for open space use, could be considered for use as a landfill in the future. Many environmental factors will need to be carefully considered prior to a decision to expand the landfill area beyond the ~~474~~ 517 acres in Sycamore Canyon.

The land uses designated for the East Elliott area are summarized in the table below and illustrated in the attached land use map.

LAND USES IN EAST ELLIOTT

Use	Acres
Open Space	2,259 <u>2,221</u>
Residential	117
Commercial	12 <u>7</u>
Landfill	474 <u>517</u>
Total	2,862

OPEN SPACE MANAGEMENT GUIDELINES

The following guidelines are designed to foster preservation and enhancement of the natural open space areas which cover a majority of this planning area:

1. Natural open space areas should remain undeveloped with disturbance limited to trails and passive recreational uses such as walking, hiking and nature study that are consistent with preservation of natural resources.
2. More active recreation uses, including horseback riding and mountain biking, may also be permissible if measures are taken to ensure that biological values are not threatened.

3. Public access to limited areas of particularly sensitive natural open space could be restricted. Examples of locations where access could be controlled include vernal pool areas and identified nesting areas for endangered or threatened animal or bird species.
4. Additional recreational uses may be appropriate along the preserve edge or in the relatively limited open space areas that do not contain sensitive habitat and wildlife. In these areas, horticultural and gardening uses could be permitted on a case-by-case basis. Such uses should not involve construction of permanent structures or paved areas.

5. Open space areas which cover an entire ownership should be preserved through means that include, but are not limited to, acquisition by the City with state and federal assistance or by other large property owners as mitigation lands for environmental impacts anticipated on other properties.
6. Open space areas which cover portions of an ownership and where reasonable development rights still exist on portions of the ownership, should be dedicated by the owner/developer, through an open space/conservation easement. Long-term maintenance should be provided on an individual basis or by an open space management entity that may be formed to implement the MSCP.
7. Disturbed areas designated for open space should be recontoured where feasible, to recreate the natural topography. These areas should also be restored or enhanced where feasible with natural vegetation to return these areas to a natural appearance.
8. At locations where roads, railroads or other urban intrusions traverse open space corridors, provisions should be made to minimize habitat fragmentation and to provide for a continuous open space linkage. In some instances, structures such as bridges or culverts should be sited in lower quality habitat or in disturbed areas to the extent possible.
9. Transition areas should be established between urban uses and the open space system, along traffic corridors and canyon overlooks, where feasible and appropriate. Such transition areas may be developed by providing additional maintenance and planting non-invasive grass, shrubs and trees that provide a sensitive transition between uses.

Existing



CITY OF SAN DIEGO Planning Department East Elliott Community Plan Land Use

CITY OF SAN DIEGO



San Diego Geographic Information System (SDGIS) is a web-based system that provides access to a variety of geographic data and services. It is designed to be a one-stop source for all geographic information needs. For more information, visit www.sdgis.org.

Proposed

**East Elliott
Community Plan
Land Use**

CITY OF
Planning Department
SAN DIEGO



Rezone Ordinance

(O-XXXX)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 517 ACRES LOCATED AT 8514 MAST BOULEVARD, WITHIN THE EAST ELLIOT COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE AR-1-2 AND RS-1-8 ZONE INTO THE IH-2-1 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0604 AND REPEALING ORDINANCE NO. 10864 (NEW SERIES), ADOPTED JUNE 29, 1972, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICT HERewith.

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required to by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 517 acres located at 8514 Mast Boulevard, and legally described as as Portions of Lots 3,4.9 and 10 of the resubdivision of part of Fanita Rancho, Map No. 1703, and a portion of Lot 73 of Rancho Mission, 330, and All that real property relinquished to the City of San Diego per document recorded March, 6, 2008 as Document No. 2008-0117850 of Official Documents Excepting Easement Parcels 26202-2, 26202-2, 26204-4, 26203-2, 26429-2, and 26429-3 all as shown on State Highway Map No. 307 dated March 7, 2001 as File/Page No.

2001-0129708 of Official Documents, in the East Elliot Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4259, filed in the office of the City Clerk as Document No. OO- _____, are rezoned from the AR-1-2 and RS-1-8 zone into the IH-2-1 zone, as the zone described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 6. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. 10864 (New Series), adopted June 29, 1972, of the ordinances of the City of San Diego is repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance

APPROVED: MICHAEL AGUIRRE, City Attorney

By _____
Rachel Lipsky
Deputy City Attorney

Initials~

Date~

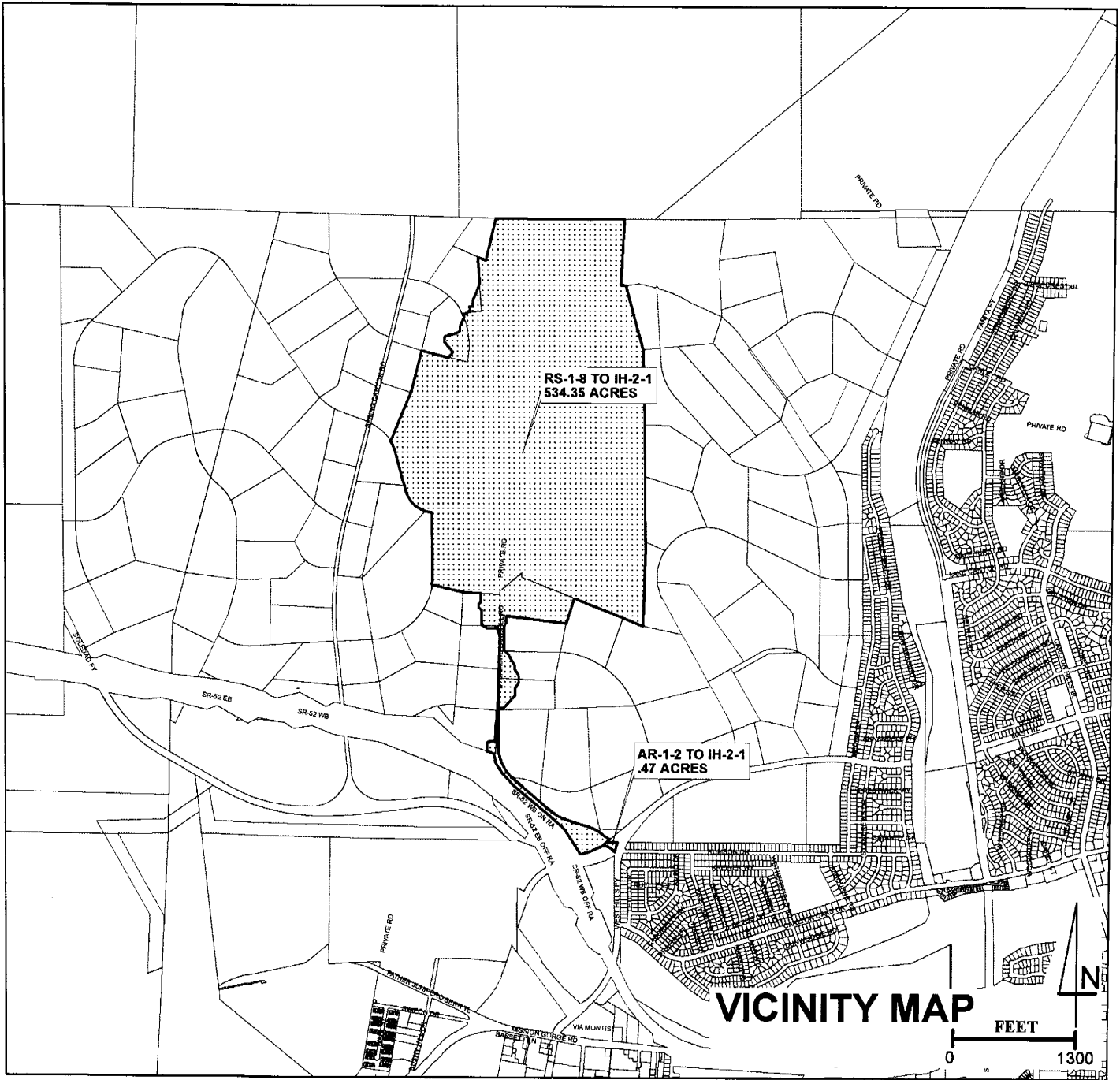
Or.Dept: Development Services

Case No.5617

O-XXXX



CITY OF SAN DIEGO • DEVELOPMENT SERVICES
PROPOSED REZONING



LOTS 3,4,9,10,71 & 73 of FANITA RHO RESUB, Map No. 1703

ORDINANCE NO. _____
EFF. DATE ORD. _____
ZONING SUBJ. TO _____
BEFORE DATE _____
EFF. DATE ZONING _____
MAP NAME AND NO. _____

REQUEST IH-2-1

PLANNING COMM.
RECOMMENDATION

CITY COUNCIL
ACTION

CASE NO. 42-1084

DEVELOPMENT SERVICES MANAGER

B-4259

APN: 366-031-14,18, 366-041-01, 366-070-12,13,
366-071-12,33, 366-080-16,25,26,57, 366-081-25

(250-1749) 03-03-08 ldj

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
PERMIT INTAKE, MAIL STATION 501

AND WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

THE ORIGINAL OF THIS DOCUMENT
 WAS RECORDED ON JUL 12, 2002
 DOCUMENT NUMBER 2002-0588221
 GREGORY J. SMITH, COUNTY RECORDER
 SAN DIEGO COUNTY RECORDER'S OFFICE
 TIME: 2:24 PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
NO. 40-0765 (MMRP)
SYCAMORE LANDFILL
CITY COUNCIL

This Planned Development Permit/Site Development Permit No. 40-0765 is granted by the City Council of the City of San Diego to Sycamore Landfill, Inc., a California Corporation, Owner/Permittee, pursuant to the San Diego Municipal Code [SDMC]. The 493-acre site is located at 8514 Mast Boulevard in the RS-1-8 zone of the East Elliott Community Plan area. The project site is legally described as portions of Sections 13 and 14, Township 15 South, Range 2 West, and Sections 7, 18, and 19, Township 15 South, Range 1 West, U.S.G.S. 7.5 Minute La Mesa Quadrangle, San Bernadino Base and Meridian.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner/Permittee to continue to operate the existing Sycamore Landfill; brush and clear areas of the Sycamore Landfill site for future landfilling within the boundaries of the approved landfill Staged Development Plan; to add an aggregate extraction and processing facility; and, to change the hours of landfilling operations, described as, and identified by size, dimension, quantity, type and location on the approved Exhibit "A," dated April 9, 2002, on file in the office of the Development Services Department. The facility shall include:

- a. An existing solid waste landfill of approximately 493 acres;
- b. Brushing and clearing of the western and southwestern portions of the site within the existing boundaries of the approved landfill Stage Development Plan, in three phases, impacting a total of 205 acres of habitat;
- c. An aggregate extraction and processing facility within the staged development boundaries of the existing landfill. The hours of operation of the aggregate facility

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shall be consistent with the hours of landfill operations, while truck ingress and egress associated with the aggregate facility shall be limited to the hours of 9:00 a.m. to 3:00 p.m., Monday through Saturday;

- d. Hours of landfill operations (receiving and processing waste):
 Monday through Friday: 6:00 a.m. to 4:30 p.m.
 Saturday and Sunday: 6:00 a.m. to 4:00 p.m.;
- e. Landscaping (planting and landscape related improvements); and
- f. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the SDMC in effect for this site.

1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal/Land Development Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the Permit to the Development Services Department;
and
- b. The Permit is recorded in the office of the San Diego County Recorder.

3. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.

4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.

6. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

7. The Applicant or its successors shall obtain a grading permit as defined by this permit condition prior to any grading activities within landfill stages II, III or IV, or the small amount of native habitat remaining at the southeast corner of landfill Stage I. The specific requirements of Article 9, Division 6, of the SDMC, Chapter 12 do not apply to this grading permit condition. The following specific requirements apply:

- a. The required permit application shall be reviewed by Environmental Analysis Section and Multiple Species Conservation Program staff only.
- b. A decision on the application for a grading permit shall be made in accordance with Process One.
- c. The grading permit shall be approved if the application demonstrates that the biological mitigation requirements identified in Mitigated Negative Declaration No. 40-0765 have been met for the proposed habitat disturbance.
- d. The Applicant or its successors shall not begin any work, construction, or use on the property that removes native vegetation within landfill stages I, II, III, or IV until the required permit has been issued.

The Applicant or its successors shall submit a permit application to the City of San Diego Development Service Department. The required permit application shall include three (3) copies of the General Application (Land Development Manual, Volume I, Chapter I, Section 3, Item 1.1). General Application Part 1, Item 2, Project Description, shall indicate which landfill stage; II, III, or IV, or the small amount of native habitat remaining at the southeast corner of landfill Stage I, is proposed for disturbance.

The required permit application shall also include three (3) copies of a biology report addressing the biological resources of the offered mitigation parcel(s), prepared to City of San Diego standards by a qualified biologist. The biology report shall include the habitat mitigation requirement for the proposed landfill stage or aggregate extraction and processing area disturbance. The mitigation requirement shall be as defined by Mitigated Negative Declaration No. 40-0765. The biology report shall demonstrate how the acquired parcel(s) fulfills the mitigation requirement. No further information will be required.

8. This Planned Development Permit/Site Development Permit allows an additional use to the uses approved in CUP No. 6066-PC, CUP No. 6066-PC AM-1, and CUP No. 6066-PC AM-2. The uses and conditions in CUP No. 6066-PC, CUP No. 6066-PC AM-1, and CUP No. 6066-PC AM-2 remain in effect and are not changed or altered with the approval of this permit.

9. Prior to beginning aggregate extraction and processing facility operations, the applicant shall obtain a Permit to Construct and a Permit to Operate the aggregate facility from the Air Pollution Control District (APCD).

10. Any modification to this Permit, including any changes to approved Exhibit "A," dated April 9, 2002, on file in the office of the Development Services Department, shall require a permit amendment.

11. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the new permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove or modify the proposed permit and the condition(s) contained therein.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. The applicant shall comply with the Mitigation, Monitoring and Reporting Program (MMRP) as specified in Mitigated Negative Declaration, LDR No. 40-0765, satisfactory to the City Manager and the City Engineer. Prior to issuance of any grading permits and/or building permits, mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue area(s): Biological Resources.

MULTI-SPECIES CONSERVATION PROGRAM (MSCP) REQUIREMENTS:

13. The issuance of this permit by the City of San Diego does not authorize the applicant to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

14. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this permit shall be altered in the future by the City of San Diego, USFWS or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this permit and of full satisfaction by Permittee of mitigation obligations required by this permit, as described in accordance with Section 17.1D of the IA.

15. Prior to issuance of a grading permit for the project the applicant must provide assurances to the City Manager that areas within the Multiple Habitat Planning Area [MHPA] are preserved. Adequate notice must be recorded against the title of the property to memorialize the status of the MHPA areas. Options for this type of notice include: (1) Dedication in fee title to the City; (2) Conservation easement or (3) Covenant of easement.

PLANNING/DESIGN REQUIREMENTS:

16. This Planned Development Permit allows the current use and proposed use in accordance with SDMC section 143.0403(a)(1). Unlawful uses on any portion of the premises shall be terminated or removed as a requirement of the Planned Development Permit.

17. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

18. The maximum noise level created by the landfill and the aggregate facility operations shall not exceed 65 dB (A) CNEL at any time as measured at the property line.

19. The operation of the landfill, including the aggregate extraction and processing facility, shall not create dust or odor nuisances that extend beyond the property line.

20. The aggregate extraction and processing facility shall be limited to areas within the Staged Development Plan boundary of the landfill.

21. All signage associated with this development shall be consistent with sign criteria established by either of the following:

- a. Approved project sign plan (Exhibit "A," dated April 9, 2002, on file in the office of the Development Services Department); or
- b. Citywide sign regulations.

22. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

LANDSCAPE REQUIREMENTS:

23. Prior to the implementation of the closure and post-closure plan, the Permittee or subsequent Owner shall provide a final Closure and Post-Closure Maintenance Plan to the Local Enforcement Agency for approval in accordance with State Law.

24. Installation of slope planting and other means of erosion control including seeding of all disturbed land (slopes and pads) consistent with the approved Closure and Post-Closure Plans is considered to be in the public interest. The Permittee shall initiate such measures within 30 days after the grading has been accomplished. Drainage and erosion control shall be in accordance with landfill design and operating standards and controls as required by Title 27, California Code of Regulations (27CCR). Final design and maintenance of closed landfill shall be consistent with the approved Final Closure and Postclosure Maintenance Plans and Closure and Postclosure Maintenance Standards for landfills as required by 27 CCR.

TRANSPORTATION REQUIREMENTS:

25. The ingress and egress of truck traffic associated with the aggregate extraction and processing operation site shall be limited to the hours of 9 a.m. to 3 p.m. Mondays through Saturdays.

INFORMATION ONLY

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit/tentative map, may protest the imposition within 90 days of the approval of this development permit/tentative map by filing a written protest with the City Clerk pursuant to California Government Code 66020.

APPROVED by the Council of the City of San Diego on April 9, 2002 by Resolution No. R-296298.

AUTHENTICATED BY THE CITY MANAGER

By Edward S. Oliva
Edward S. Oliva, Development Services Manager

The undersigned Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

SYCAMORE LANDFILL, INC.
a California corporation
Owner/Permittee

By [Signature]

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

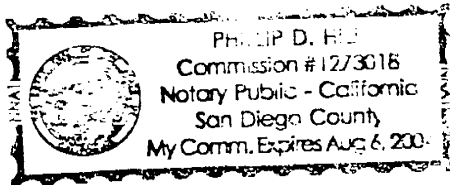
County of

San Diego

} ss.

On July 10, 2002, before me, Phillip D. Hill, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared NEIL R. MOHR,
Name(s) of Signer(s)

- ☐ personally known to me
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: PDP/SDP 40-0765 SYCAMORE LANDFILL

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
 Top of thumb here
ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

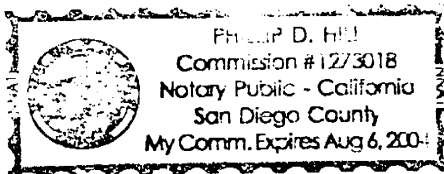
State of California

County of San Diego

} ss.

On July 11, 2002, before me, Phillip D. Hill, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared EDWARD S. OLIVA
Name(s) of Signer(s)

- ☒ personally known to me
☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: PDP/SDP 40-0765 SYCAMORE LANDFILL

Document Date: _____ Number of Pages: _____

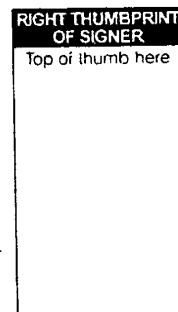
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**ORIGINAL**

(R-2002-1446)

RESOLUTION NUMBER R-296298

ADOPTED ON APRIL 9, 2002

WHEREAS, Sycamore Landfill, Inc., Owner/Permittee, filed an application with the City of San Diego for a Planned Development Permit/Site Development Permit/MHPA Boundary Adjustment No. 40-0765 to brush and clear areas of the existing Sycamore Landfill; add a sand and gravel extraction and processing operation; and to change the landfill hours of operation, which is known as the Sycamore Landfill project, on portions of a 493-acre site located at 9514 Mast Boulevard, and legally described as portions of Sections 13 and 14, Township 15 South, Range 2 West, and Sections 7, 18, and 19, Township 15 South, Range 1 West, San Bernardino Baseline and Meridian, in the RS-1-8 zone and the Mission Trails Design District Overlay Zone of the East Elliott Community Plan area; and

WHEREAS, on February 7, 2002, the Planning Commission of the City of San Diego considered Planned Development Permit/Site Development Permit/MHPA Boundary Adjustment No. 40-0765, and pursuant to Resolution No. 3233-PC voted to recommend City Council approval of the project; and

WHEREAS, the matter was set for public hearing on April 9, 2002, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit/Site Development Permit/MHPA Boundary Adjustment No. 40-0765:

FINDINGS:**A. FINDINGS FOR PLANNED DEVELOPMENT PERMIT APPROVAL - SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 126.0604**

1. The proposed development will not adversely affect the applicable land use plan. The proposed development is located in the existing Sycamore Landfill, which is located within the East Elliott Community Planning Area. The City first permitted the Sycamore Landfill under Conditional Use Permit [CUP] No. 6066 in 1963. The 1971 Elliot Community Plan [Community Plan] recognized the landfill use and designated the site for solid waste disposal. In 1977, the City Council amended the Community Plan and the CUP to increase the landfill site designation to 493 acres, and the project is consistent with that amendment. The Community Plan also recognizes the potential that the landfill use might need to be expanded to the west in the future. The proposed project does not conflict with any of the Community Plan's goals, objectives or recommendations; however, the Community Plan does not currently expressly allow aggregate extraction and processing within the identified landfill site, thus a community plan amendment is necessary to permit the aggregate processing operations consistent with the proposed Planned Development Permit. Once the Community Plan Amendment is approved, the land uses at the landfill site will be consistent with the Community Plan.

The proposed project is consistent with the Multiple Species Conservation Program [MSCP]. In 1995, the County of San Diego issued a Habitat Loss Permit [HLP] for removal of 10.6 acres of grassland/coastal sage scrub habitat as part of the approved landfill operations. In March 1997, the City of San Diego entered into an agreement with the U.S. Fish and Wildlife Service to establish a Multiple-Habitat Planning Area [MHPA] in the vicinity of the landfill as part of implementation of the MSCP in San Diego County. The landfill site itself is not included in the MHPA, but the MHPA is adjacent to the landfill property boundaries. An area of 0.5 acres in size on the western side of the landfill property is proposed for deletion from the MHPA, while a corresponding 0.5-acre area on the landfill's eastern boundary would be added to the MHPA, resulting in no net change in the MHPA acreage. Following a meeting on October 10, 2001, both the California Department of Fish and Game and U.S. Fish and Wildlife Service concurred with the MHPA 0.5-acre boundary adjustment. Full development of the landfill as allowed by existing state and regional permits would result in removal of more than 150 acres of native habitat; however, the project will fully mitigate such impacts as required by the City of San Diego Land Development Code. The landfill operation would comply with the MSCP Subarea Plan Adjacency Guidelines. There would be no significant impacts to the habitat, wildlife movements, preserve conservation or management of the MHPA as a result of the project. Thus, the proposed project has been designed in harmony with the applicable land use plans, and therefore it will not adversely affect those plans.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed project has been designed to conform to the City of San Diego's codes, policies, and regulations, the primary focus of which is the protection of the public's health, safety, and welfare. The project has been reviewed by City staff, and is consistent with the Community Plan, the California Environmental Quality Act, the City's environmental

regulations, the MSCP and MHPA, landscaping and brush management policies, and the Fire Department's fire protection policies.

No area of the project site is covered by a 100-year floodplain, so flood hazards are not present on the site. The project will not result in undue risks from geological hazards, erosional forces or fire hazards. The landfill is regulated by the State Water Resources Control Board's Water Quality Control Plan Report for the San Diego Basin. The Basin Plan designates beneficial uses, water quality objectives, and prohibitions applicable to the discharges regulated under Order No. 99-74, Waste Discharge Requirements for the Sycamore Landfill, adopted October 13, 1999. These regulations and conditions would continue to be applicable to the Sycamore Landfill, and with compliance as required no significant impact to water quality would occur. The landfill implements run-on/runoff controls and other best management practices [BMPs] such as desilting basins to reduce off-site erosion/siltation effects to below a level of significance. The Sycamore Landfill has a National Pollution Discharge Elimination System [NPDES] permit which addresses storm water management complete with a storm water pollution prevention plan.

No sensitive human receptors such as residences or schools are located close to the existing landfill area – the nearest school is 3,000 feet southwest of the southeastern boundary, and the closest residential development is approximately 3,500 feet east and south of the site. The Sycamore Landfill operates under Permit No. 971111 issued by the County of San Diego Air Pollution Control District [APCD]. Under the current operational permit, there are no allowed releases of odors or dust from any part of the landfill, associated landfill operations or on-site equipment that exceed the applicable visible emission or public nuisance standards specified in the APCD rules and regulations. No air-related change in landfill operations is requested except for opening one hour earlier, and the current APCD requirements would remain in effect. As a result, no significant air quality impacts would occur due to the requested landfill operational changes. The existing APCD Permit No. 971111 does not cover the proposed aggregate extraction and processing operations. Odors or dust associated with the proposed aggregate extraction and processing operations (if any) will be subject to a separate APCD permit which would require that potential dust impacts be mitigated. If permitted by the APCD and all applicable operating conditions are met, no significant air quality impacts would be expected from the proposed aggregate extraction and processing operations. The current APCD requirements would remain in effect for landfill operations if the project is approved.

The project consists of the removal of certain sensitive biological resources for landfill development, the addition of aggregate extraction and processing operations and a slight revision to the hours of landfill operations. None of these items would require the need for new or altered governmental services. With implementation of the air quality mitigation measures and the requirement for an air quality permit for the aggregate extraction and processing operations, none of the activities proposed as part of the project will create a health hazard or potential health hazard.

3. The proposed development will comply with the regulations of the Land Development Code. The proposed project has been designed to comply with all development regulations of the SDMC and the City's Land Development Code, including the requirements for

a site development permit to protect, preserve and, where damaged, restore environmentally sensitive lands, as further discussed below. Implementation of the proposed project will not require any deviations from the SDMC or the Land Development Code other than the Environmentally Sensitive Lands Deviations more fully described in Finding B.3. below.

4. The proposed development, when considered as a whole, will be beneficial to the community. The project provides landfill operations for a large portion of the San Diego region, and the project would allow future land filling within the boundaries of the approved landfill Staged Development Plan to further accommodate the region's needs. In addition, the project would allow an aggregate extraction and processing operation that would process materials removed in the continued landfill development, providing aggregate materials used in regional construction. Natural soil conditions at the landfill include substantial quantities of rock and cobblestone. The landfill would like to establish an aggregate extraction operation on site to process this material for removal and beneficial reuse off-site. Allowing the change in hours of operation to begin at 6 a.m., when the gates open, instead of 7 a.m., will improve traffic conditions. Under the current operating hours, trucks begin to weigh in at 6 a.m. but cannot begin disposing of waste until 7 a.m., resulting in additional trucks on Mast Boulevard and State Route 52 during the morning peak hour traffic period. Allowing land filling to begin at 6 a.m. will allow these trucks to leave the landfill prior to the morning peak hour traffic, resulting in less interference with residents attempting to enter State Route 52 on Mast Boulevard during that time. The project implements the Community Plan, as amended, and therefore will be beneficial to the community as a whole.

5. Any proposed deviations pursuant to SDMC section 126.0602[b][1] are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. The proposed project has been designed to comply with all development regulations of the SDMC and the San Diego Land Development Code and implementation of the project will not require any deviations from the SDMC or Land Development Code, except as provided in Exhibit C below regarding the Environmentally Sensitive Lands Deviations which are fully described therein.

B. FINDINGS FOR SITE DEVELOPMENT PERMIT APPROVAL - SDMC SECTION 126.0504

1. Findings for all Site Development Permits:

a. The proposed development will not adversely affect the applicable land use plan. The proposed development is located in the existing Sycamore Landfill, which is located within the Elliott Community Planning Area. The City first permitted the Sycamore Landfill under CUP No. 6066 in 1963. The 1971 Elliot Community Plan [Community Plan] recognized the landfill use and designated the site for solid waste disposal. In 1977, the City Council amended the Community Plan and the CUP to increase the landfill site designation to 474 acres, and the project is consistent with that amendment. The Community Plan also recognizes the potential that the landfill use might need to be expanded to the west in the future. The

proposed project does not conflict with any of the Community Plan's goals, objectives or recommendations; however, the Community Plan does not currently expressly allow aggregate extraction and processing within the identified landfill site, thus a community plan amendment is necessary to permit the aggregate extraction and processing operations consistent with the proposed Planned Development Permit. Once the Community Plan Amendment is approved, the land uses at the landfill site will be consistent with the Community Plan.

The proposed project is consistent with the Multiple Species Conservation Program [MSCP]. In 1995, the County of San Diego issued a Habitat Loss Permit [HLP] for removal of 10.6 acres of grassland/coastal sage scrub habitat as part of the approved landfill operations. In March 1997, the City of San Diego entered into an agreement with the U.S. Fish & Wildlife Service to establish a Multiple-Habitat Planning Area [MHPA] in the vicinity of the landfill as part of implementation of the MSCP in San Diego County. The landfill site itself is not included in the MHPA, but the MHPA is adjacent to the landfill property boundaries. An area of 0.5 acres in size on the western side of the landfill property is proposed for deletion from the MHPA, while a corresponding 0.5-acre area on the landfill's western boundary would be added to the MHPA, resulting in no net change in the MHPA acreage. Following a meeting on October 10, 2001, both the California Department of Fish and Game and U.S. Fish and Wildlife Service concurred with the MHPA 0.5-acre boundary adjustment. Full development of the landfill as allowed by existing state and regional permits would result in removal of more than 150 acres of native habitat; however, the project will fully mitigate such impacts as required by the City of San Diego Land Development Code. The landfill operation would comply with the MSCP Subarea Plan Adjacency Guidelines. There would be no significant impacts to the habitat, wildlife movements, preserve conservation or management of the MHPA as a result of the project. Thus, the proposed project has been designed in harmony with the applicable land use plans, and therefore it will not adversely affect those plans.

b. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed project has been designed to conform to the City of San Diego's codes, policies, and regulations, the primary focus of which is the protection of the public's health, safety, and welfare. The project has been reviewed extensively by City staff, and is consistent with the Community Plan, the California Environmental Quality Act, the City's environmental regulations, the MSCP and MHPA, landscaping and brush management policies, and the Fire Department's fire protection policies.

No area of the project site is covered by a 100-year floodplain, so flood hazards are not present on the site. The project will not result in undue risks from geological hazards, erosional forces or fire hazards. The landfill is regulated by the State Water Resources Control Board's Water Quality Control Plan Report for the San Diego Basin. The Basin Plan designates beneficial uses, water quality objectives, and prohibitions applicable to the discharges regulated under Order No. 99-74, Waste Discharge Requirements for the Sycamore Landfill, adopted October 13, 1999. These regulations and conditions would continue to be applicable to the Sycamore Landfill, and with compliance as required no significant impact to water quality would occur. The landfill implements run-on/runoff controls and other BMPs such as desilting basins to reduce off-site erosion/siltation effects to below a level of significance.

No sensitive human receptors such as residences or schools are located close to the existing landfill area – the nearest school is 3,000 feet southwest of the southeastern boundary, and the closest residential development is approximately 3,500 feet east and south of the site. The Sycamore Landfill operates under Permit No. 971111 issued by the County of San Diego Air Pollution Control District [APCD]. Under the current operational permit, there are no allowed releases of odors or dust from any part of the landfill, associated landfill operations or on-site equipment that exceed the applicable visible emission or public nuisance standards specified in the APCD rules and regulations. No air-related change in landfill operations is requested except for opening one hour earlier, and the current APCD requirements would remain in effect. As a result, no significant air quality impacts would occur due to the requested landfill operational changes. The existing APCD Permit No. 971111 does not cover the proposed aggregate extraction and processing operations. Odors or dust associated with the proposed aggregate extraction and processing operations (if any) will be subject to a separate APCD permit which would require that potential dust impacts be mitigated. If permitted by the APCD and all applicable operating conditions are met, no significant air quality impacts would be expected from the proposed aggregate extraction and processing operations. The current APCD requirements would remain in effect for landfill operations if the project were approved.

The project consists of the removal of certain sensitive biological resources for landfill development, the addition of aggregate extraction and processing operations and a slight revision to the hours of landfill operations. None of these items would require the need for new or altered governmental services. With implementation of the air quality mitigation measures and the requirement for an air quality permit for the aggregate extraction and processing operations, none of the activities proposed as part of the project will create a health hazard or potential health hazard.

c. **The proposed development will comply with the applicable regulations of the Land Development Code.** The proposed project has been designed to comply with all development regulations of the SDMC and the City's Land Development Code, including the requirements for a site development permit to protect, preserve and, where damaged, restore environmentally sensitive lands, as further discussed below. Implementation of the proposed project will not require any deviations from the SDMC or the Land Development Code other than the Environmentally Sensitive Lands Deviations more fully described below.

2. **Supplemental Findings--Environmentally Sensitive Lands:** These supplemental findings are necessary because the Sycamore Landfill project would result in impacts to environmentally sensitive lands. Specifically, the project would result in impacts to 205 acres of native habitat within Little Sycamore Canyon, and would excavate and subsequently cover approximately 191 acres of lands with slopes greater than 25 percent.

a. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

Physically suitable...

- The site has been a landfill for more than 35 years, having been initially approved for that use by the City of San Diego in 1963 (CUP No. 6066 PC).
- The present 493-acre site was approved for expansion for landfill purposes by the City of San Diego in 1974 (CUP No. 6066 PC - Amendment 1).
- The current Staged Development Plan for the entire site was approved by the State of California and the LEA in 1994 (see Sycamore Landfill Report of Landfill Disposal Information [RDSI], Oct. 24, 2000).
- Sycamore Landfill complies with all applicable regulations for landfill operation (RDSI, 2000).

Minimum disturbance to environmentally sensitive lands...

Given that the approved use of the site is for a municipal solid waste [MSW] landfill that will fill much of Little Sycamore Canyon...

- The project will affect no 100-year floodplains, no coastal beaches, and no coastal bluffs; there are none located on the project site. The site is located approximately fifteen miles from the Pacific Ocean, and contains no 100-year flood areas, according to the Federal Emergency Management Agency [FEMA] maps (TRC, 1998).
- Continued landfill development on the site is expected to remove 205 acres of biological resources (MND, p. 4), the minimum necessary to implement the approved landfill design. These resources were specifically excluded from the MHPA, which surrounds the landfill site. The biological impacts will be mitigated in accordance with the mitigation ratios in the City's Biological Guidelines.
- The design avoids impacts to the ridges where sensitive plants [*Dudleya variegata*] grow; the proposed project avoids approximately 76 percent of the individual *Dudleya variegata* plants located within the site (MND, p. 5). This is more than is required by the MSCP Subarea Plan.
- The area of steep slopes within Little Sycamore Canyon that will be excavated and be subsequently covered with MSW and cover materials will be kept to the minimum necessary to implement the approved landfill design.

b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

Minimize landform alteration...

- As described under Finding 2a above, the approved design for the development is for an MSW landfill that will fill much of Little Sycamore Canyon. Within that context, landforms will be altered the minimum amount needed to implement the approved landfill design.
- Any proposed substantive changes to the approved design must be reviewed and approved by the City of San Diego, the City's LEA, the APCD, the RWQCB, and the California Integrated Waste Management Board.

No undue risk from geologic forces...

- No moderate to large earthquakes have occurred within the greater San Diego area during historic times (*Geotechnical Characterization Report, Sycamore Landfill*, TRC, 1998).
- The largest estimated ground acceleration at the site that would result from a Maximum Probable Earthquake [MPE] at the nearest active fault zones was calculated at 0.2 g. This would result from a magnitude 6.0 earthquake on the La Nacion fault, located approximately 7.25 miles southwest of Sycamore Landfill (TRC, 1998).
- TRC found that there would be little or no likelihood of the following secondary effects of a major regional earthquake at the Sycamore Landfill site: liquefaction, induce flooding, induced land subsidence, or major induced landslides (TRC, 1998).

No undue risk from erosional forces...

- The site is not subject to any erosional forces that might preclude its use for landfill purposes. RWQCB Order No. 99-74 lists Waste Discharge Requirements for Sycamore Landfill, that among other topics, addresses erosion control requirements.
- Item 12 of Order No. 99-74 requires that "annually, by October 31, the discharger shall implement adequate erosion control measures, maintenance and repair of the landfill cover, drainage control facilities and use soil stabilization practices on all disturbed areas of the landfill to prevent erosion or flooding of the facility and to prevent surface drainage from contacting or percolating through wastes" (RWQCB, 1999).
- Other erosion control measures are listed in Order No. 99-74, Items 18-24 (RWQCB, 1999).

No undue risk from flood hazards...

- The site is not located in a flood hazard zone, according to FEMA maps.

No undue risk from fire hazards...

- In general, the landfill site is not at risk from brush fires. Access to the non-landfill portions of the site are strictly controlled. The working areas of the landfill consist mostly areas of bare soil, with only a small working face where MSW is deposited for the day. That area is covered each day, and a new landfill cell is begun on the following day.
- Landfill employees are trained in operational procedures to be followed when dealing with hot loads and fires detected in operational areas. In the event that a waste load is received that is smoking or on fire, landfill personnel direct it to be unloaded in an unvegetated area away from the working face. Appropriate fire fighting activities are implemented immediately thereafter. The vehicles, scale house, and maintenance area are equipped with suitable fire extinguishers for minor fire suppression. A stockpile of soil to be used for fire fighting purposes is maintained near the working face (Sycamore Landfill RDSI, pp. 16-17).

c. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** Lands located immediately west, east and south of the landfill site are part of the MSCP Subarea Plan's MHPA Eastern Area, and are considered environmentally sensitive. However, the landfill site itself has been excluded from the MHPA, and is designated for continued use for landfill purposes. The proposed development will prevent adverse impacts to those adjacent environmentally sensitive lands by:

- Keeping landfill area development within and set back from the ridgelines that define Little Sycamore Canyon.
- Minimizing development of ancillary facilities (such as permit-required water monitoring wells and gas probes) on landfill property that is west of the ridgeline between Spring Canyon (within the MHPA) and Little Sycamore Canyon (see Mitigation Measure 3, MND, p. 3; also discussion on MND, pp. 8-9).
- Complying with all City of San Diego MSCP Adjacency Guidelines (see MND, pp. 9-10).
- Conducting annual surveys for presence of California gnatcatchers in adjacent MHPA lands, and identifying and implementing acoustical separation zones to preclude noise from nearby landfiling operations from exceeding 60 dB(A) hourly average at those gnatcatcher locations (see Mitigation Measure 2, MND, p. 2; also discussion on MND, p. 10).

d. **The proposed development will be consistent with the City of San Diego's MSCP Subarea Plan.** The proposed development will mitigate for impacts to sensitive biological habitats in accordance with City-prescribed mitigation ratios (see Mitigation Measure 4, MND pp. 3-4). In addition, the proposed development will avoid 76 percent of identified individuals of *Dudleya variegata*, a narrow endemic species; will protect *Dudleya variegata* adjacent to landfilling operations through fencing and monitoring; and will implement a translocation program for the 24 percent of *Dudleya variegata* that would otherwise be lost (Mitigation Measure 6, MND pp. 5-8). A 0.5-acre adjustment to MHPA boundaries is proposed to preclude potential noise impacts to an area of the existing MHPA located on top of the eastern ridgeline of Spring Canyon.

e. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The site, when fully developed, would cover ephemeral drainages on-site that total approximately 2.2 miles in length. Water only flows in these drainages immediately after rains. The drainages are minor tributaries to the San Diego River, located approximately 0.8 mile to the south. As undeveloped natural drainages, existing annual sediment production is low. Following further landfill development, any sediment from the site would be captured in landfill-operated desilting basins. The net change in sediment loading downstream would be *de minimis*. Continued development of the landfill site would result in no discernible change in beach sand supply.

f. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** The required mitigation (listed in MND, pages 2-8) has been determined to mitigate potential negative impacts from the development, and includes measures set forth in the MSCP, the Land Development Code, and the City's Biology Guidelines, all of which were implemented by the City of San Diego to alleviate adverse impacts to environmental resources.

3. **Supplemental Findings--Environmentally Sensitive Lands Deviations (SDMC section 126.0504(b)).** The supplemental findings are necessary because the Sycamore Landfill project does not fully comply with the development regulations prescribed by the City of San Diego Environmentally Sensitive Lands [ESL] regulations. Specifically, SLI cannot avoid impacts to 2.71 acres of City of San Diego wetlands as required by SDMC section 143.0141(b).

These include 2.61 acres of non-vegetated ephemeral drainages, and 0.10 acre of Mule Fat scrub. In addition, implementation of the project as proposed would result in development of lands with slopes greater than 25 percent in excess of the amounts allowed by SDMC section 143.0142(a)(2).

a. **There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.**

Wetlands

Measures that might be used to minimize potential adverse effects on identified wetlands include (1) total avoidance of all wetlands impacts; (2) minimization of impacts to wetlands; or (3) provision of additional mitigation. These topics are addressed in order below.

Total Avoidance of All Wetlands Impacts

Existing CUP

On May 1, 1974, the City of San Diego approved CUP Amendment No. 6066-PC/Amendment that authorized the 380-acre expansion of the existing Sycamore Landfill from 113 acres to parcels totaling 493 acres. The landfill development concept associated with the approval was a series of oversize plans identified as Exhibit A, dated January 16, 1974. These plans depict a landfill design that substantially fills Little Sycamore Canyon, but whose western and eastern edges are set back slightly from the adjacent ridgelines. All of the drainages that are the topic of this discussion were approved to be filled by the City of San Diego in that 1974 action. Total avoidance of these drainages would be inconsistent with that earlier City permit.

New Landfill Site – Spring Canyon

One way to avoid impacts to any of the wetlands identified on-site would be to abandon development of the permitted Sycamore Landfill site, and to permit and develop a new landfill in a location in which no wetlands exist. The only alternative landfill site identified within the City of San Diego is in Spring Canyon, the canyon located immediately west of the Sycamore Landfill site. Spring Canyon contains higher-quality wetlands than does Little Sycamore Canyon, such as freshwater marsh and Sycamore woodland. Therefore, development of Spring Canyon as a landfill, even if it could be done in a timely manner, would not reduce wetlands impacts that would occur.

No Wildlife Agency Comments on Wetlands

SDMC section 143.0141[a] directs that the “applicant shall, to the maximum extent feasible, incorporate the Resource Agencies’ [wetlands] recommendations prior to the first public hearing.” The Resource Agencies did not request avoidance of all wetlands in their November 30, 2001 comment letter to the draft Mitigated Negative Declaration. There is no reason to suspect that the Resource Agencies will not issue permits to fill the City of San Diego wetlands located on-site.

Minimization of Wetlands Impacts

New Landfill Design on the Existing Site

It would be possible to prepare an alternative landfill design for the approved Sycamore Landfill site design to minimize anticipated impacts to ephemeral drainages and to the small area of Mule

Fat scrub. Such a design would result in small, fragmented landfill cells, sandwiched between the ephemeral drainages that run intermittently down the slopes and at the canyon bottom. Only a small fraction of the capacity of the permitted landfill design would be able to accommodate San Diego-area solid waste. When that capacity was reached, a new landfill in another location would be required, which likely would have the same or more severe impacts to wetlands. Environmental issues associated with such a situation were addressed on the previous page under the heading "New Landfill Site – Spring Canyon."

Additional Mitigation

City Requirements

On-site Mule Fat scrub is considered wetland under City of San Diego definitions, and impacts to such lands must be mitigated using a 2:1 mitigation ratio, according to San Diego Land Development Manual Biology Guidelines. The non-vegetated ephemeral drainages onsite are considered wetlands by the City of San Diego Land Development Code Biology Guidelines, Table 2, which require 2:1 mitigation for natural flood channels or freshwater marsh. Total mitigation for impacts to Mule Fat scrub and non-vegetated ephemeral drainage under the City's regulations would be 0.20 acre of Mule Fat scrub, plus 5.22 acres of non-vegetated ephemeral drainage.

State Requirements

On-site Mule Fat scrub is considered wetland under State of California definitions, and impacts to such lands must be mitigated using a 2:1 mitigation ratio. The non-vegetated ephemeral drainages onsite are considered wetlands by the California Department of Fish and Game, whose mitigation guidelines require a 1:1 ratio. Total mitigation requirements for the 2.61 acres of ephemeral drainages would be 2.61 acres, plus 0.20 acres for mitigation of 0.10 acres of Mule Fat scrub. Implementation of the City's mitigation requirements would meet or exceed state or federal mitigation requirements.

Proposed Wetlands Mitigation

SLI proposes to mitigate all impacts to wetlands in accordance with all applicable local, state and federal regulations. Mitigation amounts will comply with City of San Diego requirements, as listed in Table A of the MND document of October 29, 2001. That is, at least 5.42 acres of wetland mitigation will be provided for the disturbance of 2.71 acres of ephemeral drainages and Mule Fat scrub. The mitigation would result in "no-net-loss" of wetlands.

SLI has agreed to comply with City mitigation requirements. There are no feasible additional mitigation measures that further reduce the impacts, given that the project mitigation already results in no net loss.

Steep Slopes

The site on which Sycamore Landfill is located comprises approximately 493 acres. Of that area, approximately 198 acres has been developed for Stage I of the landfill, there are 14 acres south of Stage I that are undeveloped, and not proposed for disposal of wastes, and 281 acres currently undeveloped within which further, approved, landfill development is requested. Most of the land (68 percent) within the 281-acre area has topographic slopes of 25 percent or greater (IT Corporation, Slope Analysis Plan, Sheet C-3, 2001). Those areas with slopes less than 25 percent are comprised of the canyon bottoms (which are environmentally-sensitive wetlands areas) and the ridge tops (which contain concentrations of *Dudleya variegata* and other sensitive plant species).

Measures that might be used to minimize potential adverse effects on steep slopes include (1) total avoidance of areas of the site containing steep slopes; or (2) minimization of impacts to steep slopes.

Total Avoidance of Steep Slope Impacts

Existing CUP

On May 1, 1974, the City of San Diego approved CUP Amendment No. 6066-PC/Amendment that authorized the 380-acre expansion of the existing Sycamore Landfill from 113 acres to parcels totaling 493 acres. The landfill development concept associated with the approval was a series of oversized plans identified as Exhibit A, dated January 16, 1974. These plans depict a landfill design that substantially fills Little Sycamore Canyon, but whose western and eastern edges are set back slightly from the adjacent ridgelines. All of the steep slopes that are the topic of this discussion were approved to be modified by the City of San Diego in that 1974 action. Total avoidance of steep slopes within this site would be inconsistent with that earlier City permit.

New Landfill Site – Spring Canyon

One way to avoid impacts to any of the steep slopes identified on-site would be to abandon development of the permitted Sycamore Landfill site, and to permit and develop a new landfill in a location in which no steep slopes exist. The only alternative landfill site identified within the City of San Diego is in Spring Canyon, the canyon located immediately west of the Sycamore Landfill site. Spring Canyon, as a topographic feature immediately adjacent to the subject site, also contains many acres of lands with slopes greater than 25 percent. Therefore, development of Spring Canyon as a landfill, even if it could be done in a timely manner, would not substantially reduce steep slope impacts.

Minimization of Steep Slope Impacts

New Landfill Design on the Existing Site

It would be possible to prepare an alternative landfill design for the Sycamore Landfill site to minimize use of lands with slopes greater than 25 percent. However, such a design by definition would be comprised of a small landfill cell located in the drainage at the canyon bottom. As noted before, this location is among the most sensitive on the site. Thus, such a design would be infeasible. Such a design, if approved, would have only a small fraction of the capacity of the permitted landfill design. When that capacity was reached, a new landfill in another location would be required. Environmental issues associated with such a situation were addressed above under the heading "New Landfill Site – Spring Canyon."

b. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

Introduction

Sycamore Landfill has operated for more than 35 years. On May 1, 1974, the City of San Diego approved CUP Amendment No. 6066-PC – Amendment 1 that authorized the 380-acre expansion of the existing Sycamore Landfill from 113 acres to parcels totaling 493 acres. The landfill development concept associated with the approval shows a landfill design that substantially fills Little Sycamore Canyon. All of the drainages and steep slopes that are the topics of this discussion were approved to be filled by the City of San Diego in that 1974 action.

The 1996 San Diego County Integrated Waste Management Plan [CIWMP], prepared with the cooperation and approval of the City of San Diego, addressed the capacity of existing permitted landfills within the County of San Diego. State regulations (CCR 18755.3) requires that each County or Regional Agency must identify disposal facilities that provide at least 15-years of remaining landfill capacity for the region. The CIWMP utilized a remaining capacity of 28.8 million cubic yards for Sycamore Landfill in 1995. This is nearly one-third of the County-wide available landfill capacity, thus if landfilling according to the approved plan is not allowed because the deviation is not approved, the result would be loss of planned County-wide solid waste disposal capacity, non-compliance with state solid waste regulations, and the need to site, permit, and develop additional landfills years earlier than anticipated.

The planned future solid waste disposal capacity at Sycamore Landfill is a special circumstance not of the applicant's making. The proposed deviation is the minimum necessary to allow the applicant to develop the planned future disposal capacity identified in the CIWMP.

Wetlands

If Sycamore Landfill, Inc. is not allowed to fill the 2.61 acres of non-vegetated ephemeral drainages and the 0.10 acre of Mule Fat scrub on-site, as approved by the City in 1974, the result would be the loss of many years of County-wide solid waste disposal capacity, and the need to

select, permit and develop one or more additional landfills years earlier than anticipated by local solid waste planners, and that likely would have the same or more severe impacts.

As described in the discussion of Finding 1, all impacts to City of San Diego-defined wetlands will be mitigated in accordance with City-mandated mitigation ratios.

The MSCP Subarea Plan, prepared by the City and approved by the Wildlife Agencies in 1997, did not include the landfill property within the MHPA, which completely surrounds the landfill property. The Plan (page 15) explicitly accepts the presence and continued operation of the existing landfill, which will eventually be restored and used for passive park/open space preserve functions.

For these reasons, the proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land not of SLI's making.

Steep Slopes

If Sycamore Landfill, Inc. is not allowed to excavate and fill the steep slopes areas within the landfill property, as approved by the City in 1974, the result would be the loss of many years of planned County-wide solid waste disposal capacity, and the need to find, select, permit and develop one or more additional landfills years earlier than anticipated by local solid waste planners, that likely would have the same or more severe impacts.

In 1997, the City of San Diego entered into a Memorandum of Understanding [MOU] with Allied Waste Industries to give the City the sole right to purchase Sycamore Landfill from Allied at any time during the subsequent 20 years. One clause of that MOU states that "During the Term of the Landfill Development Agreement (20 years), the parties will agree to cooperate in all aspects of the future development and operation of the Sycamore Canyon Landfill. The parties recognize that all such future development and operation of the Sycamore Canyon Landfill shall seek to preserve the maximum disposal capacity for future City use." The City's only landfill, Miramar Landfill, may close as early as 2008. If the City does not allow excavation and filling of the steep slope areas within Little Sycamore Canyon, in accordance with the 1974 CUP Amendment, it would adversely affect the capacity of a solid waste disposal facility in which it has an interest, and would severely limit its solid waste disposal options for the next 16 years. It also would violate the terms of the MOU.

For these reasons, the proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land not of SLI's making.

4. Supplemental Findings--Steep Hillside Development Area Regulations
Alternative Compliance (SDMC section 126.0504[b]). These supplemental findings are necessary because the Sycamore Landfill project would result in impacts to steep slopes. Specifically, the project would excavate and subsequently cover approximately 191 acres of lands that have slopes greater than 25 percent.

a. **The proposed development is in conformance with the Steep Hillside Guidelines.** The development program addressed in the MND environmental analysis is based upon a conceptual landfill design approved by the City of San Diego prior to the existence of the current Steep Hillside Guidelines. CUP No. 6066 PC – Amendment 1, adopted by the City of San Diego in 1974, provided that the landfill site be expanded to 493 acres, the present site size. Under the landfill design that was part of that CUP amendment, the Sycamore Landfill was approved to fill most of Little Sycamore Canyon. Subsequently, the current Staged Development Plan was prepared and approved by the LEA and the State of California in 1994. No new impacts to steep slopes beyond those already approved by the City would occur as a result of City approval of continued development and operation of this landfill.

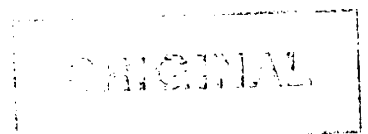
b. **The proposed development conforms to the applicable land use plan.** The proposed site is designated for landfill use in the Community Plan. Please see the detailed discussion regarding development conformance with the Plan under Finding A.1.

c. **Strict application of the steep hillside development area regulations would result in conflicts with other City regulations, policies, or plans.** The landfill was approved by the City of San Diego for Sycamore Landfill in 1974 in CUP Amendment No. 6066-PC-Amendment 1, and strict adherence to steep hillside regulations would conflict with this prior plan approval.

In addition, if Sycamore Landfill, Inc. is not allowed to excavate and fill the steep slopes areas within the landfill property, as approved by the City in 1974, the result would be the loss of many years of planned County-wide solid waste disposal capacity, as projected in the City-approved CIWMP, and the need to find, select, permit and develop one or more additional landfills years earlier than anticipated by local solid waste planners.

In 1997, the City of San Diego entered into a MOU with Allied Waste Industries to give the City the sole right to purchase Sycamore Landfill from Allied at any time during the subsequent twenty years. One clause of that MOU states that "During the Term of the Landfill Development Agreement (20 years), the parties will agree to cooperate in all aspects of the future development and operation of the Sycamore Canyon Landfill. The parties recognize that all such future development and operation of the Sycamore Canyon Landfill shall seek to preserve the maximum disposal capacity for future City use." The City's only landfill, Miramar Landfill, may close as early as 2008. If the City does not allow excavation and filling of the steep slope areas within Little Sycamore Canyon, in accordance with the 1974 CUP Amendment, it would adversely affect the capacity of a solid waste disposal facility in which it has an interest, and would severely limit its solid waste disposal options for the next sixteen years, and would violate the terms of the MOU.

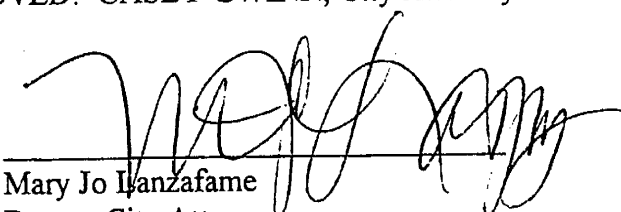
The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.



BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Planned Development Permit/Site Development Permit/MHPA Boundary Adjustment No. 40-0765 is granted to Sycamore Landfill, Inc., Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By



Mary Jo Iwanzafame
Deputy City Attorney

MJL:cl:pev
6/14/02
Or.Dept:Clerk
R-2002-1446
Form=permitr.frm
Reviewed by Vicky Gallagher

ORIGINAL

Passed and adopted by the Council of San Diego on April 11, 2002 by the following vote:

YEAS: PETERS, WEAR, ATKINS, STEVENS, MAIENSCHIN, FRYE, MADAFFER, INZUNZA, MAYOR MURPHY

NAY: NONE

VACANT: NONE

NOT PRESENT: NONE

AUTHENTICATED BY:

DICK MURPHY

Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: Esther Ramos, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. R- 296298, passed and adopted by the Council of The City of
San Diego, California on April 11, 2002.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: Esther Ramos, Deputy

ORIGINAL

CONDITIONAL USE PERMIT NO. 83-0789
PLANNING COMMISSION

This Conditional Use Permit AMENDMENT TO CUP NO. 6066, 6066-PC/AMENDMENT 1, and CUP NO. 6066/AMENDMENT 2 is granted by the Planning Commission of The City of San Diego to the County of San Diego, Department of Public Works, Solid Waste Division, Owner, and Central Plants, Inc. a California Corporation, Permittee, for and Electric Generating Plant-Methane Recovery System to be an additional use to an existing land fill operation, under the conditions in Section 101.0506 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner and Permittee to operate and maintain an electrical generating plant-methane gas recovery system located northerly of Mission Gorge Road in the Elliott Community, described as Lots 4 and 9, resubdivision of Partition of Fanita Rancho, Map No. 1703, in the R-1-40 Zone.
2. The facility shall consist of the following:
 - a. Electrical generating plant-methane gas recovery system; and
 - b. Accessory uses as may be determined incidental and approved by the Planning Director.
3. The electrical generating plant-methane recovery system shall be constructed on native soil, rather than land fill area because of potential settling problems.
4. Provisions shall be made for the protection of the electrical generating plant-methane recovery system from migrating gas, and the result of the danger of explosion.
5. All equipment for the electrical generating-methane recovery system fueled by landfill gas and installed by Central Plants, Inc. at this location shall not emit more than following quantities of air contaminates:
 - a. Oxides of nitrogen - 22 pounds per hour;
 - b. Carbon Monoxide - 36 pounds per hour; and,
 - c. Non methane hydrocarbon - 10 pounds per hour.

Actual emission level shall be determined by the San Diego Pollution Control District. In the event the above emission levels are exceeded, Central Plants, Inc. shall expeditiously take corrective steps as necessary to eliminate such excess. In addition, Central Plants, Inc. agrees to comply with San Diego Air Pollution Control District Rule 20.3.

6. The noise level from the proposed electrical generating plant-methane recovery system at the Sycamore land fill property line shall not exceed levels to be approved by the City's Noise Abatement Officer in accordance with the rate requirements of the City Noise Ordinance (Section 59.5.0401).

7. Geologics/soils testing and analysis will be conducted by a registered Civil Engineer in compliance with requirements of the City Engineer. Geologics/soils measures will be implemented as part of the land development permit by the City Engineer (Section 62.0405.3)..

8. Odors admitting from the site shall not be increased beyond existing levels. The County Air Pollution Control District (APCD) will be responsible for monitoring odors if warranted by the presence of detectable levels. In the event of increased levels enforcement action would be taken by the Air Pollution Control District based on APCD Rule 51.

9. Prior to the issuance of a building permit the color palette for all structures including the accessory water tank specifying earth tones or similar appropriate colors which blend with the surrounding environment shall be submitted to the Planning Director for review and approval.

10. The accessory water tank and its surrounding structure shall not be taller than 30 feet.

11. A continuous monitoring system shall be incorporated into the design of the development for the electrical generating-methane gas recovery system to detect higher than normal oxygen levels in the land fill gas collected. The system will automatically shut down the facility when the higher levels of gas are detected.

12. No permit for construction or operation of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department;
- b. The Conditional Use Permit is recorded in the office of the County Recorder.

If the signed permit is not received by the Planning Department within 90 days of the Planning Commission decision or within 30 days of a City Council decision, the permit amendment shall be void.

13. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit

CUP No. 83-0789

"A," dated August 2, 1984, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications for amendment of this permit shall have been granted.

14. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

15. Construction and operation of the approved use in this permit amendment shall comply at all times with the regulations of this or any other governmental agencies.

16. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the Planning Commission; or
- b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
- c. The permit has been revoked by the City.

17. This Conditional Use Permit Amendment may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

18. This Conditional Use Permit Amendment is a covenant running with the lands and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

19. This Conditional Use Permit Amendment allows an additional use to the uses approved in CUP 6066-PC, CUP 6066-PC AM-1 and CUP 6066-PC AM-2. The uses and conditions in CUP 6066-PC, CUP 6066-PC AM-1 and CUP 6066-PC AM-2 remain in effect and are not changed or altered with the approval of this permit.

20. The building structure will be all-metal non-combustible construction.

21. Volatile fluids or chemicals will not be used or stored within the building.

22. An all-weather access road, satisfactory to the Fire Department, will be maintained to the building site.

23. A 500-gallon water tank with two outlets, as approved by the Fire Department, should be provided at the site of the building.

24. A brush and weed-free area, as required by the Fire Department, shall be maintained around the building site.

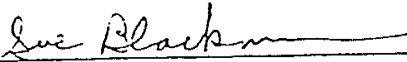
Passed and Adopted by the Planning Commission of The City of San Diego on August 2, 1984.

CUP No. 83-0789 (Am. to CUP No. 6066 and amendments thereto)

AUTHENTICATED BY:



Nick Osler, Senior Planner
Planning Department



Sue Blackman, Secretary to the
Planning Commission

State of California,)
County of San Diego.) ss.

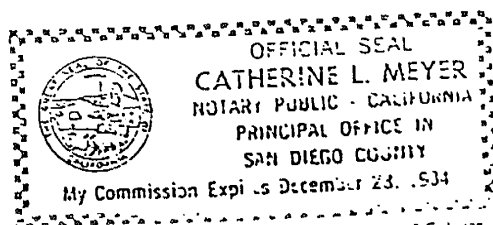
On this 13th day of August, in the year 1981,
before me, Catherine L. Meyer, a Notary Public
in and for said county and state, personally appeared Nick Osler,
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person who executed this instrument as Senior
Planner of The City of San Diego Planning Department, and SUE BLACKMAN,
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person who executed this instrument as Secretary
to the Planning Commission of The City of San Diego, and acknowledged
to me that The City of San Diego executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in
the County of San Diego, State of California, the day and year in this
certificate first above written.

Name Catherine L. Meyer
(typed or printed)

Signature _____

NOTARY STAMP



#304770

CUP No. 83-0729 (Am. to CUP No. 6066 and amendments thereto)

AUTHENTICATED BY:

Nick Osler

Nick Osler, Senior Planner
Planning Department

Sue Blackman

Sue Blackman, Secretary to the
Planning Commission

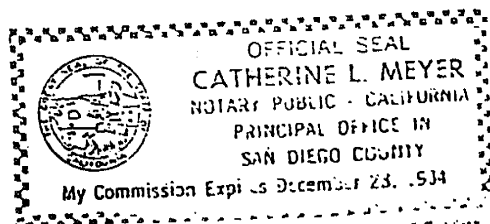
State of California,)
County of San Diego.) ss.

On this 13th day of August, in the year 1984,
before me, Catherine L. Meyer, a Notary Public
in and for said county and state, personally appeared Nick Osler,
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person who executed this instrument as Senior
Planner of The City of San Diego Planning Department, and SUE BLACKMAN,
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person who executed this instrument as Secretary
to the Planning Commission of The City of San Diego, and acknowledged
to me that The City of San Diego executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in
the County of San Diego, State of California, the day and year in this
certificate first above written.

Name Catherine L. Meyer
(typed or printed)
Signature _____

NOTARY STAMP



8604270

CUP No. 83-0789

Page 5 of 5

CUP No. 83-0789 (Am. to CUP No. 6066 and amendments thereto)

ACKNOWLEDGED:

The undersigned "Owner/Permittee" by execution hereof agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee hereunder.

THE COUNTY OF SAN DIEGO.
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE DIVISION, Owner

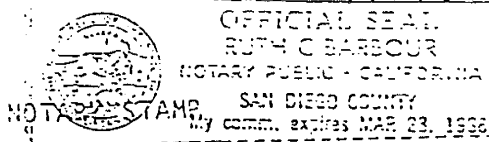
CENTRAL PLANTS, INC.
A California corporation
Permittee

By [Signature]
State of California,) ss.
County of San Diego.)

By [Signature]

On this 23rd day of AUGUST, in the year 1984,
before me RUTH C. BARBOUR, a Notary Public in and for said
county and state, personally appeared HAROLD E. SKLIE,
personally known to me (~~as proved to me on the basis of satisfactory~~
~~evidence~~) to be the person who executed the within instrument as president
(or secretary) or on behalf of the corporation therein named, and acknowl-
edged to me that the corporation executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the
County of San Diego, State of California, the day and year in this certifi-
cate first above written.



Name RUTH C. BARBOUR
(typed or printed)
Signature [Signature]

~~State of California,) ss.
County of San Diego.)~~

~~On this _____ day of _____, in the year _____,
before me _____, a Notary Public in and for said
county and state, personally appeared _____,
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person who executed the within instrument as president
(or secretary) or on behalf of the corporation therein named, and acknowl-
edged to me that the corporation executed it.~~

~~IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the
County of San Diego, State of California, the day and year in this certifi-
cate first above written.~~

~~Name _____
(typed or printed)
Signature _____~~

~~NOTARY SEAL~~

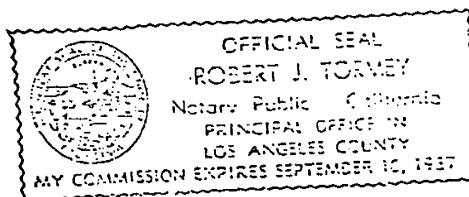
STATE OF CALIFORNIA

SS

COUNTY OF LOS ANGELES

On Sept. 4, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared Leslie Toth known to me to be the Director of Engineering of the corporation that executed the within Instrument, known to me to be the person who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



Signature

Robert J. Torney

1984 SEP 17 PM 3:16

SAN DIEGO, CALIF.

PLANNING COMMISSION RESOLUTION NO. 5085

GRANTING CONDITIONAL USE PERMIT NO. 83-0789

WHEREAS, on November 6, 1983, the Planning Commission of The City of San Diego granted Conditional Use Permit No. 6066 to THE COUNTY OF SAN DIEGO, PUBLIC WORKS DEPARTMENT, Lessee, to permit construction and operation of a sanitary fill on a site of approximately 113 acres, located northerly of Mission Gorge Road, in Camp Elliott, in the Interim R-1A zone; and

WHEREAS, on January 16, 1974, the Planning Commission granted an amendment to CUP No. 6066 to THE COUNTY OF SAN DIEGO, PUBLIC WORKS DEPARTMENT, Owner/Permittee, to permit operation, maintenance and expansion of an existing sanitary land fill on approximately 493 acres, located northerly of Mission Gorge Road, in the Elliott Community, described as a Portion of Lot 73, Rancho Mission of San Diego, and Portions of Lots 3, 4, 9 and 10, Resubdivision of Partition of Fanito Ranch, Map No. 1703, and Portion of the S.W. 1/4, Section 7, T14S, R1W, SBBM, on file in the office of the County Recorder, in the R-1-40 zone; and

WHEREAS, on September 9, 1976, the Planning Commission granted a second amendment to CUP No. 6066, which permitted the COUNTY OF SAN DIEGO DEPARTMENT OF SANITATION AND FLOOD CONTROL, Owner/Permittee, to construct and operate a poultry waste composting site at the subject landfill; and

WHEREAS, on August 2, 1984, the Planning Commission considered Conditional Use Permit No. 83-0789 (an additional amendment to CUP No. 6066 and amendments), pursuant to Section 101.0506 of the Municipal Code of The City of San Diego, received documentary, written and oral testimony for consideration and heard from all interested parties present at the public hearing, to permit THE COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS, SOLID WASTE DIVISION, Owner, and CENTRAL PLANTS, INC., a California corporation, Permittee, to construct and operate an electric generating plant/methane gas recovery system on a portion of the existing landfill property, described as a Portion of Lots 4 and 9, Resubdivision of a Portion of Fanita Rancho, Map 1702; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of The City of San Diego as follows:

1. That the Planning Commission adopts those written findings set forth in Planning Report No. 84-363, dated July 27, 1984, and found beginning on page 3 of said report, a copy of which is attached hereto and by this reference incorporated herein; and


DOCUMENT NO. 83-0789FILED 9-17-84

PLANNING COMMISSION RESOLUTION NO. 5065

Page 2

2. That said findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 83-0789 is hereby GRANTED to Owner and Permittee in the form and with the terms and conditions set forth in the permit, a copy of which is attached hereto and made a part hereof.



Sue Blackman, Secretary to the
Planning Commission

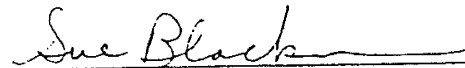


Nick Osler, Senior Planner
Planning Department

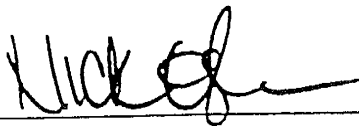
PLANNING COMMISSION RESOLUTION NO. 5084

WHEREAS, on August 2, 1984, the Planning Commission of The City of San Diego considered Mitigated Negative Declaration No. 83-0789; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of The City of San Diego that, based on the information presented to this Commission, it is hereby certified that the information contained in Mitigated Negative Declaration No. 83-0789 has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the State Guidelines thereto.



Sue Blackman, Secretary to the
Planning Commission



Nick Osler
Senior Planner, Planning Department

Adopted August 2, 1984, by a vote of 6 to 0
Case No. CUP 83-0789

CONDITIONAL USE PERMIT NO. 10-640-0

PLANNING COMMISSION

This conditional use permit is granted by the Planning Commission of The City of San Diego to THE CITY OF SAN DIEGO, a municipal corporation, and THE COUNTY OF SAN DIEGO, a California corporation, "Owners/Permittees," under the conditions in Section 101.0506 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owners/Permittees to construct and operate a recycling center, located on the west side of Mast Boulevard, at the entrance to the County Sycamore Canyon landfill site, described as Portion of the Resubdivision of the partition of Fanita Rancho, Map #1703, in the R-1-40 zone (proposed A-1-10 zone).

2. The facility shall consist of the following:

- a. A recycling/buy-back center for aluminum, newspaper, used oil, glass, plastic and ferrous metal;
- b. Off-street parking;
- c. Accessory uses as may be determined incidental and approved by the Planning Director.

3. No permit for construction and operation of any facility shall be granted, nor shall any activity authorized by this permit be conducted on the premises, until:

- a. The Permittees sign and return the permit to the Planning Department;
- b. The conditional use permit is recorded in the office of the County Recorder.

If the signed permit is not received by the Planning Department within 90 days of the Planning Commission decision or within 30 days of a City Council decision, the permit shall be void.

4. No processing of collected, recycled materials shall be permitted on the site.

5. Before issuance of any permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated December 3, 1981, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications for amendment of this permit have been granted.

DOCUMENT NO. 10-640-0

FILED May 24, 1982
OFFICE OF THE CITY CLERK

RECEIVED
CITY CLERK
MAY 24 1982

6. Before the issuance of any grading or any other permits, a complete landscape plan, including a permanent irrigation system, for total shielding of the recycling collection center and along the landfill entry road to the toll booth, shall be submitted to the Planning Commission for approval. Approved planting shall be installed before issuance of any occupancy permit for the facility. Such planting shall not be modified or altered unless this permit has been amended.

7. This conditional use permit must be used within 18 months after the date of City approval or the permit shall be void. An extension of time may be granted as set forth in Section 101.0506 and 101.0507 of the Municipal Code.

8. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

9. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the Planning Commission; or
- b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
- c. The permit has been revoked by the City.

10. This conditional use permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit. A revocation may be requested by the Permittee. Revocation of this conditional use permit may be initiated by the City or the Permittee. The Planning Director shall set the revocation for a public hearing before the Planning Commission, as provided in Section 101.0506 or 101.0507. An appeal from the decision of the Planning Commission may be taken to the City Council within ten days after the decision is filed with the City Clerk. The Clerk shall set this matter for a public hearing before the City Council as provided in Section 101.0506 and 101.0507.

11. This conditional use permit is a covenant running with the lands and shall be binding on the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

12. The hours of operation for the facility shall be limited to 7:30 A.M. until 4:30 P.M.

13. Lighting on site shall be directed so as not to fall on adjacent properties or street rights-of-way.

14. This permit shall be subject to review by the Planning Commission six months after the facility begins operation, and again one year after the facility begins operation.

15. This permit shall expire on October 1, 1986, unless an extension of time has been approved prior to that date.

PASSED AND ADOPTED ON DECEMBER 3, 1981.

CUP No. 10-640-0

Page 4 of 5

AUTHENTICATED BY:

Nick Osler

Nick Osler, Senior Planner
Planning Department

Sue Blackman

Sue Blackman, Secretary to the
Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

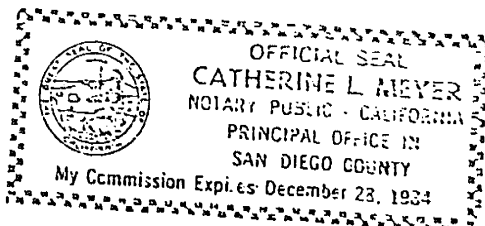
On this 27th day of April, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared NICK OSLER, known to me to be a senior planner of The City of San Diego Planning Department, and SUE BLACKMAN, known to me to be the secretary to the Planning Commission of The City of San Diego, and known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County of San Diego, State of California, the day and year in this certificate first above written.

Catherine L Meyer

Notary Public in and for the County of
San Diego, State of California

NOTARY STAMP



#504275

CUP No. 10-640-0

Page 5 of 5

ACKNOWLEDGED:

The undersigned "Owner/Permittee" by execution hereof agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee hereunder.

"Owner/Permittee"

(THE CITY OF SAN DIEGO, WATER UTILITIES DEPARTMENT
(A municipal corporation

By *John S. Burke*

(THE COUNTY OF SAN DIEGO, a California corporation

By *John S. Burke*

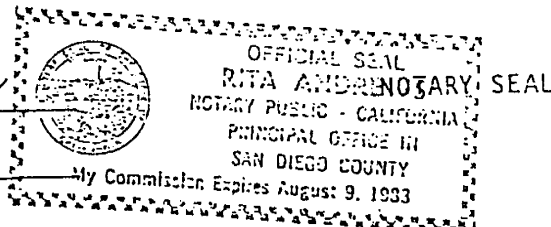
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On April 27, 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared John Lockwood, known to me to be the Asst. City Manager of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature *Rita Andrews*

Name Rita Andrews
(typed or printed)

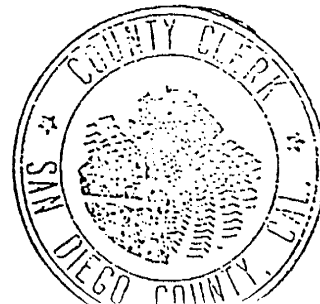


STATE OF CALIFORNIA) ss
COUNTY OF SAN DIEGO)

On this 3rd day of May, in the year 1982, before me, Robert D. Zumwalt, County Clerk and ex-officio Clerk of the Superior Court in and for said County, which is a court of record having a seal, personally appeared John S. Burke, Deputy County Engineer of the County of San Diego and known to me to be the person who executed the within instrument on behalf of said public corporation, agency or political subdivision, and acknowledged to me that such public corporation, agency, or political subdivision executed the same.

WITNESS my hand and official seal.

Signature by *J. F. Meyers, Jr.*
Deputy J. F. MEYERS, JR.



J. F. MEYERS, JR.

PLANNING COMMISSION RESOLUTION NO. 3610

GRANTING CONDITIONAL USE PERMIT NO. 10-640-0

WHEREAS, THE CITY OF SAN DIEGO, WATER UTILITIES DEPARTMENT, a municipal corporation, and THE COUNTY OF SAN DIEGO, a California corporation, "Owners/ Permittees," filed an application for a conditional use permit to lease property to a private operator for operation of a recycling center for newspapers, glass, plastic, aluminum and ferrous metal to be deposited in bins on site, and used oil to be deposited in an underground tank on site, with materials to be removed twice weekly and an average daily use of approximately 200 persons, located on the west side of Mast Boulevard, at the entrance to the Sycamore Canyon landfill, described as a Portion of the Resubdivision of the partition of Fanita Rancho, Map #1703, in the Elliott Community Plan, and the R-1-40 (proposed A-1-1) zone; and

WHEREAS, on December 3, 1981, the Planning Commission of The City of San Diego considered Conditional Use Permit No. 10-640-0, pursuant to Section 101.0506 of the Municipal Code of The City of San Diego, and received for its consideration documentary, written and oral testimony and heard from all interested parties present at the public hearing; NOW, THEREFORE,

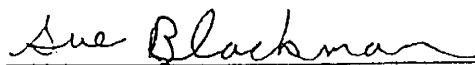
BE IT RESOLVED by the Planning Commission of The City of San Diego that the following findings are hereby adopted as the findings of the Planning Commission:

1. The proposed use will not adversely affect the neighborhood, the General Plan and will not be detrimental to the health, safety and general welfare of persons residing in the area. The proposed use as a recycling center would be consistent with the General Plan designation of open space and the designation of the Mission Trails Regional Park.

2. The proposed use for a limited period would comply with all the relevant regulations in the Municipal Code. Section 101.0506 of the Municipal Code, Paragraph A15, grants the Planning Commission authority under conditions to approve scrap metal processing and salvaging facilities by a conditional use permit.

BE IT FURTHER RESOLVED that said findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference; and

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 10-640-0 is hereby GRANTED to Owner and Permittee in the form and with the terms and conditions set forth in Conditional Use Permit No. 10-640-0, a copy of which is attached hereto and made a part hereof.


Sue Blackman, Secretary to the
Planning Commission

1974 MAY -1 AM 8:58

CONDITIONAL USE PERMIT - PLANNING COMMISSION, SAN DIEGO, CALIF.
CASE NO. 6066-PC/AMENDMENT

This Conditional Use Permit Amendment is granted by the City Planning Commission of The City of San Diego to THE COUNTY OF SAN DIEGO, PUBLIC WORKS DEPARTMENT, "Owner/Permittee", for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 101.0506 et sequitur of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to "Owner/Permittee" to operate, maintain and expand an existing sanitary fill on approximately 493 acres, located northerly of Mission Gorge Road in the Elliott Community, more particularly described as portion of Lot 73, Rancho Mission of San Diego and portions of Lots 3, 4, 9 and 10, Resubdivision of Partition of Fanita Ranch, Map No. 1703, and portion of the S.W. 1/4, Section 7, T15S, R1W, SBBM, on file in the office of the County Recorder in the R-1-40 zone.
2. The sanitary fill shall include, and the term "Project" as used in this Conditional Use permit shall mean the total of the following facilities:
 - a. Solid waste landfill site.
 - b. Landscaping.
 - c. Incidental accessory uses as may be determined and approved by the Planning Director.
3. That prior to the issuance of any building permits and/or start of operations, a complete grading plan shall be submitted to the Planning Director for approval. Said plan shall be in substantial conformity with Exhibit "A" on file in the office of the Planning Department and the property shall be developed in accordance with said Grading Plan, except where regulation of other governmental agencies require deviation therefrom.
4. That material disposed on any portion of the site shall be restricted to the following:

Type 3 material: Solid inert waste such as fill dirt, concrete and asphalt paving fragments, ceramics, etc.

Type 2 material: Household and commercial refuse and rubbish such as empty tin cans, metals, paper and paper products, cloth and clothing, wood and wood products, lawn clippings, roofing paper or tar paper, etc.
5. That liquid and soluble industrial wastes shall be excluded from the site.
6. That adequate provisions shall be made to prevent surface flooding of the site by means of water from outside the site.
7. That burning shall not be permitted on the site.
8. That water shall be provided for control of dust and hot materials.

9. That the operation shall be managed in such a manner as to prevent odors, dust, and fumes outside the disposal site.
10. That a fence shall be so constructed as to be capable of preventing the dispersion of paper and other materials from littering the surrounding area, with a lockable gate provided.
11. That the operation of the facility shall be limited to the hours between 7:00 A.M. and darkness.
12. That any flood lighting employed on the subject property shall be directed away from adjoining properties at all times.
13. That prior to use, access road and plant operating area roads be oiled, paved or otherwise dust-proofed and so maintained as the Air Pollution Control Officer of San Diego County may require to control the creation of dust.
14. That dust control methods be applied to any dust-producing condition which may develop and result in a nuisance from this operation, as may be determined by the Air Pollution Control Officer.
15. That, prior to final approval of a building permit, the property shall be provided with facilities approved by the San Diego Department of Public Health, as follows:
 - a. A potable water supply.
 - b. Proper sanitary facilities, including toilet, handwashing facilities for employees working on the premises. These facilities shall be installed in conformance with the laws applicable thereto.
16. Any ponds or surface waters shall be maintained in such manner as to prevent the development of a pest nuisance.
17. That the construction and operation of the proposed use shall comply at all times with the regulations and requirements of this and other governmental agencies.
18. This permit shall be subject to review of operations and all conditions by the Planning Commission of the City of San Diego every five years.
19. The Permittee shall comply with the General Conditions for Conditional Use Permits attached hereto and made a part hereof.

Passed and adopted by the Planning Commission of The City of San Diego on January 16, 1974.

ACKNOWLEDGED:

The undersigned "Owner/Permittee" by execution hereof agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee hereunder.

COUNTY OF SAN DIEGO, PUBLIC WORKS DEPARTMENT,
"Owner/Permittee"

Approved by the Board of Supervisors of
the County of San Diego

Porter D. Cremans

MAR 26 1974 #40

Porter D. Cremans

Clerk of the Board of Supervisors

Clerk of the Board of Supervisors

APPROVED AS TO FORM
ROBERT G. BERREY
County Counsel

BY Gregory C.M. Jaramila
19 MAR 74
Deputy gcmj

STATE OF CALIFORNIA) ss.
COUNTY OF SAN DIEGO)

On this _____ day of _____, 19____, before me, the undersigned,
a Notary Public in and for said County and State, personally appeared

_____, known to me to be _____

_____ of The County of San Diego, Public Works
Department, and known to me to be the person(s) whose name(s) is subscribed to the
within instrument and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County
of San Diego, State of California, the day and year in this certificate first
above written.

OF CALIFORNIA) ss.
Y OF SAN DIEGO)

On this 26th day of March, in the year 19 74, before me,
JESSE OSUNA, County Clerk and ex-officio Clerk of the Superior Court
of the County of San Diego, personally appeared PORTER D. CREMANS, known
to be the Clerk of the Board of Supervisors of said County, and known
to be the person who executed the within instrument on behalf of said
and acknowledged to me that such County executed the same.

JESSE OSUNA, County Clerk and
ex-officio Clerk of the Superior Court

By Donna E. Trumble
Deputy

AUTHENTICATED BY:

F. R. Knostman
 F. R. Knostman, Senior Planner
 Planning Department

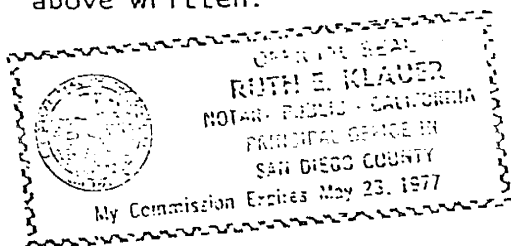
Mary M. Bagaloff
 Mary M. Bagaloff, Secretary of the
 Planning Commission

STATE OF CALIFORNIA)
 COUNTY OF SAN DIEGO) ss.

On this 1st day of May, 1974, before me, the undersigned,
 a Notary Public in and for said County and State, personally appeared

F. R. Knostman, known to me to be Senior Planner of The
 City of San Diego Planning Department, and MARY M. BAGALOFF, known to me to
 be the Secretary of the Planning Commission of The City of San Diego and known
 to me to be the persons whose names are subscribed to the within instrument
 and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County
 of San Diego, State of California, the day and year in this certificate first
 above written.



Ruth E. Klauer
 Notary Public in and for the County of
 San Diego, State of California

NOTARY STAMP

1. Prior to the issuance of any building permits, complete building plans (including signs) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit "A" (dated January 16, 1974), on file in the office of the Planning Department. The property shall be developed in accordance with the approved building plans except where regulations of this or other governmental agencies require deviation therefrom. Prior to and subsequent to the completion of the project, no changes, modifications or alterations shall be made unless and until appropriate applications for amendment of this permit shall have been approved and granted.

2. Prior to the issuance of any building permits, a complete landscaping plan, including a permanent watering system, shall be submitted to the Planning Director for approval. Said plans shall be in substantial conformity with Exhibit "A" (dated January 16, 1974), on file in the office of the Planning Department. Approved planting shall be installed prior to the issuance of an occupancy permit on any building. Such planting shall not be modified or altered unless and until this permit shall have been amended to permit such modification or alteration.

3. All outdoor lighting shall be so shaded and adjusted that the light therefrom is directed to fall only on the same premises where such light sources are located.

4. This conditional use permit granted by the City shall be utilized within 18 months after the effective date thereof. Failure to utilize the conditional use permit within an 18-month period will automatically void the same. This conditional use permit shall be subject to all of the terms and conditions granted herein and pursuant to the terms set forth in Section 101.0506 or 101.0507 and 101.0508 of the Municipal Code. See the latter referenced sections as those terms and conditions apply hereto.

5. Construction and operation of the approved use shall comply at all times with the regulations of this or other governmental agencies.

6. This conditional use permit shall not be final until the eleventh day following its filing in the office of the City Clerk and is subject to appeal to the City Council as provided for in Section 101.0506 of the Municipal Code of The City of San Diego.

7. The effectiveness of this conditional use permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the following events shall have occurred:

- a. Permittee shall have agreed to each and every condition hereof by having this conditional use permit signed within 90 days of the Commission's decision. In no event shall this condition be construed to extend the time limitation set forth in 4 above; i.e., the time commences to run on the date that the Planning Commission granted this conditional use permit.
- b. This conditional use permit executed as indicated shall have been recorded in the office of the County Recorder.

8. After the establishment of the project as provided herein, the subject property shall not be used for any other purposes unless specifically authorized by the Planning Commission, unless the proposed use meets every requirement of zone existing for the subject property at the time of conversion.

9. The project included within this conditional use permit shall be used only for the purposes and under the terms and conditions as set forth in this permit unless the permit shall have been revoked by The City of San Diego.

10. In addition to any other remedy provided by law, any breach in any of the terms or conditions of this permit or any default on the part of the Permittee or its successors in interest, shall be deemed a material breach hereof and this conditional use permit may be cancelled or revoked. Cancellation or revocation of this conditional use permit may be instituted by the City or permittee. The Planning Director shall set this matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0506. An appeal from the decision of the Planning Commission may be taken to the City Council within 10 days after the decision is filed with the City Clerk. The Clerk shall set the matter for public hearing before the City Council giving the same notice as provided in Section 101.0506.

11. This conditional use permit shall inure to the benefit of and shall constitute a covenant running with the lands, and the terms, conditions and provisions hereof shall be binding upon Permittee, and any successor or successors thereto, and the interests of any successor shall be subject to each and every condition herein set out.

RECEIVED

CITY CLERK'S OFFICE

1974 MAY -1 PM 6:35

FINDINGS OF FACT

CONDITIONAL USE PERMIT NO. 6066-PC/AMENDMENT

PLANNING COMMISSION

FILED

OFFICE OF THE CLERK
SAN DIEGO, CALIFORNIA

ATTACHMENT 14

WHEREAS, THE COUNTY OF SAN DIEGO, PUBLIC WORKS DEPARTMENT, "Owner/Permittee", filed an application for a Conditional Use Permit to operate, maintain and expand an existing sanitary fill on approximately 493 acres, located northerly of Mission Gorge Road in the Elliott Community, more particularly described as portion of Lot 73, Rancho Mission of San Diego and portions of Lots 3, 4, 9 and 10, Resubdivision of Partition of Fanita Ranch, Map No. 1703, and portion of the S.W. 1/4, Section 7, T14S, R1W, SBEN. on file in the Office of the County Recorder, in the R-1-40 zone.

WHEREAS, the Planning Commission of The City of San Diego considered Conditional Use Permit No. 6066-PC/Amendment pursuant to Section 101.0506 et sequitur of the Municipal Code of The City of San Diego and granted a Conditional Use Permit under date of January 16, 1974, and filed the same in the Office of the City Clerk on February 6, 1974 to "Owner/Permittee" to operate, maintain and expand an existing sanitary fill on approximately 493 acres, subject to terms and conditions as set out in said Conditional Use Permit; and

WHEREAS, the Planning Commission, in reaching the decision reflected in this resolution, has considered County Environmental Impact Report No. SS6401 filed in the office of the County Recorder; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of The City of San Diego, as follows:

That all of the following facts exist with respect to the issuance of a Conditional Use Permit in favor of "Owner/Permittee":

1. That the proposed use at the particular location is necessary to provide a service or facility which will contribute to the general well-being of the neighborhood or the community.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing in the vicinity, or injurious to property or improvements in the vicinity.
3. That the proposed use will comply with the regulations and conditions specified in the Code for such use.
4. That the granting of this Conditional Use Permit will not adversely affect the adopted Elliott Community Plan, the Master Plan of the City or the adopted plan of any governmental agency.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference; and

BE IT FURTHER RESOLVED, by the Planning Commission that County Environmental Impact Report No. SS6401 is adopted as the final report covering the subject project; and

BE IT FURTHER RESOLVED, that the Planning Commission does hereby grant to "Owner/Permittee" a Conditional Use Permit in the form and with the terms and conditions as set forth in Conditional Use Permit No. 6066-PC/Amendment, attached hereto and made a part hereof.

Mary M. Bagaloff
Mary M. Bagaloff, Secretary of the
Planning Commission

CONDITIONAL USE PERMIT - CASE NO. 6066

7 WHEREAS, Conditional Use Permit application No. 22417 has been considered by the Planning Commission of the City of San Diego, California, and the Planning Commission has conducted a public hearing on this request of THE COUNTY OF SAN DIEGO, PUBLIC WORKS DEPARTMENT, lessee, to construct and operate a sanitary fill on an approximate 113 acre site located northerly of Mission Gorge Road in Camp Elliott, in the Interim R-1A zone; and

WHEREAS, the Planning Commission has made the following Findings of Fact in relation thereto:

1. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community because the proposed use will provide a facility for the disposal of refuse from existing and future residential and commercial developments in the area.

2. That such use under the circumstances of the particular case will not be detrimental to health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity because conditions imposed herein insure it will not be detrimental.

3. That the proposed use will comply with the regulations and conditions specified in the Municipal Code for such use because the conditions imposed herein insure compliance.

4. That the granting of this conditional use will not adversely affect the Master Plan of the City or the adopted plan of any governmental agency because the adopted Master Plan for the Elliott Community proposes this use for the subject property.

NOW, THEREFORE, BE IT RESOLVED By the City Planning Commission of San Diego, California, that permission is hereby granted to THE COUNTY OF SAN DIEGO, PUBLIC WORKS DEPARTMENT, lessee, to construct and operate a sanitary fill as above-stated, in the location above-mentioned, under the following conditions:

1. That prior to the issuance of any building permits and/or start of operations, a complete Grading Plan shall be submitted to the Planning Director for approval. Said plan shall be in substantial conformity with Exhibit "A" on file in the office of the Planning Department and the property shall be developed in accordance with said Grading Plan, except where regulation of other governmental agencies require deviation therefrom.

- 2 -

2. That material disposed on any portion of the site shall be restricted to the following:

Type 3 material: Solid inert waste such as fill dirt, concrete and asphalt paving fragments, ceramics, etc.

Type 2 material: Household and commercial refuse and rubbish such as empty tin cans, metals, paper and paper products, cloth and clothing, wood and wood products, lawn clippings, roofing paper or tar paper, etc.

3. That liquid and soluble industrial wastes shall be excluded from the site.

4. That adequate provisions shall be made to prevent surface flooding of the site by means of water from outside the site.

5. That burning shall not be permitted on the site.

6. That water shall be provided for control of dust and hot materials.

7. That the operation shall be managed in such a manner as to prevent odors, dust, and fumes outside the disposal site.

8. That a fence shall be so constructed as to be capable of preventing the dispersion of paper and other materials from littering the surrounding area, with a lockable gate provided.

9. That the operation of the facility shall be limited to the hours between 7:00 A.M. and darkness.

10. That any flood lighting employed on the subject property shall be directed away from adjoining properties at all times.

11. That prior to use, access road and plant operating area roads be oiled, paved or otherwise dust-proofed and so maintained as the Air Pollution Control Officer of San Diego County may require to control the creation of dust.

12. That dust control methods be applied to any dust-producing condition which may develop and result in a nuisance from this operation, as may be determined by the Air Pollution Control Officer.

13. That, prior to final approval of a building permit, the property shall be provided with facilities approved by the San Diego Department of Public Health, as follows:

(a) A potable water supply.

(b) Proper sanitary facilities, including toilet, handwashing facilities for employees working on the premises. These facilities shall be installed in conformance with the laws applicable thereto.

- 3 -

14. Any ponds or surface waters shall be maintained in such manner as to prevent the development of a pest nuisance.

15. That the construction and operation of the proposed use shall comply at all times with the regulations and requirements of this and other governmental agencies.

That permission granted by this Conditional Use Permit shall become effective and final on the eleventh day after it is filed in the office of the City Clerk, unless a written appeal is filed within ten (10) days after such filing in the office of the City Clerk.

Any conditional use permit, or extension of time, granted by the City shall be null and void, and shall be revoked automatically six (6) months after its effective date, unless the use and/or construction permitted is commenced before said time expires, in accordance with Municipal Code Section 101.0506.

CITY PLANNING COMMISSION
City of San Diego, California

By *Jeffrey H. Cleave*
Head, Rezoning Section

DATED: November 6, 1963

FILED IN OFFICE OF CITY CLERK

NOV 8 1963

Right of Appeal Expires 10 Days After Above Date

CONDITIONAL USE PERMIT

(The following lettered paragraphs correspond to the lettered paragraphs on the application blank.)

A—Fill out all questions and sign the application furnishing all requested information.

B—Write in date _____

C—If the property described in this petition is not an entire lot in a subdivision, give date THIS PARTICULAR PARCEL was first recorded by deed.

D—The answer to this question will usually be found in the title insurance policy which you received when you purchased your property. The section in the policy referring to restrictions usually contains the numbers of the books and pages where the restrictions are set out in full in the County Recorder's Office. It is necessary that you read the restrictions yourself in order to answer the question.

E—State exactly what is intended to be done on or with this property.

F—In asking for a Conditional Use Permit, the petitioner is asking the City to set aside the zone ordinance and to permit a different use to be made of his property. In order to justify the granting of the conditional use permit, the following FACTS must be established.

1. (a) That the particular location and use is reasonable in the neighborhood or community.
- (b) That the proposed use is necessary or desirable.
- (c) That the proposed use will contribute to the general well-being (health, recreation, education, safety, convenience, welfare, etc.) of the neighborhood or community.
2. That the proposed use, under the existing conditions, and under restrictions to be imposed by both the owner and the City—
 - (a) will not be detrimental to health, safety or general welfare of anyone in the area, and
 - (b) will not be injurious to property or improvements in the vicinity, either existing or uses permitted by existing zoning.
3. Submit plans and details to show that the proposed use and/or buildings will comply in all respects with City ordinances and State laws.
4. Does the proposed use conflict with the Master Plan of the City or the adopted plan of any governmental agency, such as zoning, community, major street, park and recreation, airport and other plans of the City Engineer, the Water Department, State Highway Department, etc.

THE FOLLOWING GENF

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Application No. 22417Case No. 6066Date 6/20/63 Page _____

APPLICATION FOR CONDITIONAL USE

(See Instructions on Last Page)

TO THE PLANNING COMMISSION
TO THE ZONING ADMINISTRATOR
San Diego, California

A—Applicant County of San Diego

(Owner's Name)

Property Location Northerly of Mission Gorge Road in Camp Elliott

(Street Address)

between _____ Street and _____ Street.

Exact Legal Description (Lot, Block and Subdivision) of said property being
Fanita Rancho Resub., Lots 4 and 9, Portions

Above property is in Zone Interim R-1A, Under Ordinance No. _____

Municipal Code Section _____ permits _____

—Above described property was acquired by Applicant on July 26, 1963
(Month, Day, Year)

—Date that above PORTION was first recorded by deed September 16, 1963

D—What original deed restrictions regarding type of improvements permitted, if any, were placed on the property involved? Give date said restrictions expire _____

That, for a period of 20 years, expiring July 26, 1983, no use be made of the property except for health purposes.

E—REQUEST: The Applicant requests that you approve the location on the above described property of the following USE:

To construct and operate a sanitary fill on an approximately 113 acre site.

F—NOTICE TO THE APPLICANT:

THE LAW REQUIRES THAT ALL
GRAPHS MUST BE ESTABLISHED
MUST PROVE THAT YOU

1. That the proposed use

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RESOLUTION NUMBER R- 300295ADOPTED ON APR 05 2005

A RESOLUTION OF THE CITY OF SAN DIEGO ADOPTING AND APPROVING THE INTEGRATED WASTE MANAGEMENT COUNTYWIDE SUMMARY PLAN AND COUNTYWIDE UPDATED SITING ELEMENT; APPROVING SUBMISSION OF THE DOCUMENTS TO THE CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD; AND DIRECTING THE CITY MANAGER TO REPORT ON LONG-TERM DISPOSAL OPTIONS.

WHEREAS, the California Integrated Waste Management Act of 1989 [Act] requires each county and the incorporated cities in the county to develop and implement integrated waste management plans; and

WHEREAS, Public Resources Code Sections 41750 through 41770 require each county to prepare a Countywide Integrated Waste Management Plan [CIWMP] that identifies the significant waste management issues; and

WHEREAS, the purpose of the plan is to identify specific actions that will be taken by local jurisdictions to implement programs and activities designed to meet the goals of the Act; and

WHEREAS, this plan consists of a Source Reduction and Recycling Element, a Household Hazardous Waste Element, and a Non-Disposal Facilities Element for adoption by each jurisdiction in the County of San Diego [County]; and

WHEREAS, the final two components of the CIWMP, a Countywide Summary Plan and Countywide Siting Element, have been developed by the County in cooperation with all local jurisdictions and in conformance with the Act: and

WHEREAS, the Act requires that the Countywide Summary Plan and Countywide Siting Element shall be approved by a majority of the cities within the County which contain a majority of the population of the incorporated area of the County, and by the County; and

WHEREAS, the Countywide Summary Plan and Countywide Siting Element were approved by the Integrated Waste Management Task Force/Local Task Force on January 23, 2004; and

WHEREAS, on January 5, 2005, the San Diego County Board of Supervisors approved and adopted the Countywide Summary Plan and Countywide Updated Siting Element for the Countywide Integrated Waste Management Plan, which now requires approval by the cities within the jurisdiction; NOW, THEREFORE,

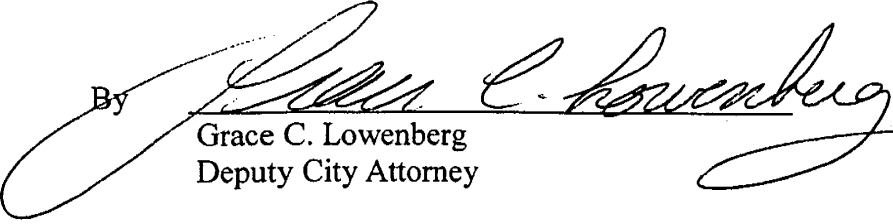
BE IT RESOLVED, by the Council of the City of San Diego, that the Countywide Summary Plan and the Countywide Updated Siting Element in connection with the Integrated Waste Management Plan are hereby adopted and approved, as set forth in detail in City Manager Report No. 05-068, on file in the office of the City Clerk.

BE IT FURTHER RESOLVED, that the Council hereby approves the submission of the Countywide Summary Plan and the Countywide Updated Siting Element to the California Integrated Waste Management Board by the County of San Diego for consideration of final approval on behalf of the City of San Diego.

BE IT FURTHER RESOLVED, that the City Manager is hereby directed to report to the Council in September 2005 on changes in regional waste disposal infrastructure and the City's long-term disposal options.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By


Grace C. Lowenberg
Deputy City Attorney

GCL:mb
03/23/05
Or.Dept:ESD
R-2005-956

Passed and adopted by the Council of The City of San Diego on **APR 05 2005**
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Zucchet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Atkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Maienschein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Madaffer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ralph Inzunza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

DICK MURPHY

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By  , Deputy.

Office of the City Clerk, San Diego, California

Resolution **R-300295** Adopted **APR 05 2005**
Number

RESOLUTION NUMBER R- 300296ADOPTED ON APR 05 2005

A RESOLUTION OF THE CITY OF SAN DIEGO STATING FOR THE RECORD THAT THE NEGATIVE DECLARATION PREPARED BY THE COUNTY OF SAN DIEGO IN CONNECTION WITH THE COUNTYWIDE INTEGRATED WASTE MANAGEMENT PLAN UPDATED SITING ELEMENT HAS BEEN REVIEWED AND CONSIDERED.

WHEREAS, the County of San Diego as Lead Agency prepared a Negative Declaration in connection with the Countywide Siting Element of the County Integrated Waste Management Plan; and

WHEREAS, the matter was set for a public hearing to be conducted by the Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council on April 5, 2005; and

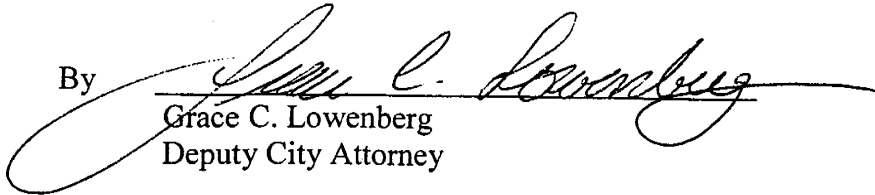
WHEREAS, the City Council as a Responsible Agency under the California Environmental Quality Act of 1970, as amended [CEQA], considered the issues discussed in the Negative Declaration for the Countywide Siting Element of the County Integrated Waste Management Plan, No. SCH 2004041115, prepared by the County of San Diego as Lead Agency; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the information contained in Negative Declaration SCH 2004041115, including any comments received during the public review process, has been reviewed and considered by this Council in connection with the Countywide Siting Element of the County Integrated Waste Management Plan.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By


Grace C. Lowenberg
Deputy City Attorney

GCL:mb

03/[Day]/[Year]

Or.Dept:ESD

R-2005-957

ENVIRONMENTAL – Other Lead Agency 11-01-04



SAN DIEGO COUNTY

INTEGRATED WASTE MANAGEMENT PLAN

COUNTYWIDE SITING ELEMENT

**2005 5-YEAR REVISION
FINAL**

**DEPARTMENT OF PUBLIC WORKS
Solid Waste Planning and Recycling**

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ATTACHMENT 15

SAN DIEGO COUNTY

INTEGRATED WASTE MANAGEMENT PLAN

COUNTYWIDE SITING ELEMENT

County Board of Supervisors
Dianne Jacob, Chairwoman
Pam Slater-Price, Vice-Chairwoman
Greg Cox
Ron Roberts
Bill Horn

Chief Administrative Officer
Walter F. Ekard

Department of Public Works
John L. Snyder, Director

Approved and Adopted by the Board of Supervisors
January 5, 2005

Approved by Majority of Cities with Majority of Population

Approved by CIWMB
September 20-21, 2005

Prepared by:
County of San Diego
Department of Public Works
Solid Waste Planning and Recycling
5555 Overland Avenue MS 0344
San Diego, CA 92123

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ATTACHMENT 15

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CHAPTER 1

INTRODUCTION

Purpose

A review of the Countywide Siting Element is to occur every 5 years. The California Integrated Waste Management Board (CIWMB) approved the Countywide Integrated Waste Management Plan (CIWMP) for the County of San Diego on February 12, 1997. This is the first amendment of the Siting Element. The Countywide Siting Element serves as a general guide and description of landfill use and capacity, rather than a specific development program. It provides a description of the landfills and a combination of strategies that will provide 15 years solid waste disposal capacity for all the jurisdictions within the county.

San Diego County's review and revision of the CIWMP began in 2002. This Countywide Siting Element projects disposal needs for the 15-year period of 2002 to 2017. The analysis was carried through to 2020 to show the point at which annual solid waste tonnage throughput intersects the disposal projection. This amendment examines physical landfill capacity and annual permitted throughput of solid waste to determine if San Diego County has enough landfill space.

Inclusion of proposed or tentatively reserved landfill sites in this Siting Element does not advocate or in any way guarantee approval of sites by any agency or jurisdiction. Nor does it advocate their use as a disposal option. All proposals for new landfills or expansions require extensive permits, which include but not limited to, local land use approval, environmental review, and state solid waste facility permitting procedures. Review and adoption of this Siting Element Amendment does not limit any jurisdiction's or interested party's right to conduct a more in-depth review of each proposal.

The Local Solid Waste Task Force (LTF) encourages full public participation in the discussion of solid waste and non-disposal facilities through open public comment at both its Technical and Citizens Advisory Committees whenever a change in facility or a new facility is proposed.

Statutory and Regulatory Overview

The Siting Element must demonstrate that 15 years of countywide or regional permitted solid waste disposal capacity are or will be available through existing or planned facilities or other strategies.

The statutory requirements for the content and format of the Siting Element are found in Public Resources Code (PRC), Sections 41700-41721.5. The requirements are further described in regulations adopted by the California Integrated Waste Management Board (CIWMB), and approved as the California Code of Regulations (CCR), Title 14, Division 7, Chapter 9, Article 6.5, Sections 18755 through 18756.7 and Article 8.0, Sections 18776 through 18788.

The California Integrated Waste Management Act of 1989 (IWMA) as amended, established an integrated system of solid waste management in the state. Under IWMA, the County is responsible for preparing a Countywide Siting Element and Summary Plan. The Act further requires each local jurisdiction to prepare and implement the following solid waste management elements:

- Source Reduction and Recycling Element (SRRE), which provides details for the development and implementation of a comprehensive program of source reduction, recycling, and composting. The SRRE identifies specific goals and the manner in which the jurisdiction(s) will attain these goals, part of which is the mechanism to reach state mandated diversion requirements.
- Household Hazardous Waste Element (HHWE), specifies the means by which each regional jurisdiction shall safely collect, recycle, treat and dispose of hazardous wastes generated by households within the jurisdiction.
- Non-Disposal Facility Element (NDFE), describes all solid waste facilities in the San Diego County region required to obtain a state solid waste facility permit, except disposal and transformation facilities.

This Countywide Siting Element complies with all legal requirements cited above. The Integrated Waste Management Act (IWMA) requires that the Siting Element be prepared by the county, and approved by the County Board of Supervisors and by a majority of the cities within the county, which contain a majority of the population in the incorporated areas.

Environmental Justice

In accordance with PRC 41701, the jurisdictions within the County of San Diego have a commitment to ensuring that environmental justice concerns are addressed through public and community participation, including low income and minority populations, in the development, adoption, and implementation of the 2003 Siting Element Amendment.

Input was solicited on all draft documents from impacted communities, individuals, private companies, and representatives from each jurisdiction through public meetings. During the drafting of the Siting Element, there were many public Technical Advisory Committee (TAC) and Citizen's Advisory Committee (CAC) meetings. Three additional facilitated public meetings were conducted with these groups. All of the meetings were at public facilities and listed on SANDAG's website. Input and comments from these meetings were incorporated into this Amendment.

In addition, the County conducted one public hearing to receive comments on the preliminary draft of the document. The hearing was advertised 30 days in advance in widely read newspapers and on the county's website. Reminder notices were run approximately two weeks prior to the meeting. The newspapers included one countywide publication and three local publications serving the affected communities. The county received oral and written comments from community groups and jurisdictions at the hearing. An administrative record of public input is included in this Amendment as Appendix A.

The Local Task Force (LTF) held a public hearing prior to the adoption of the document, and public hearings were held by jurisdictions during their consideration process.

Sources of Information

The 1997 Countywide Solid Waste Management Plan (CIWMP) serves as a baseline for this Amendment of the Siting Element. Sources of information for the current Siting Element include the California Integrated Waste Management Board, Local Enforcement Agency (LEA) and Environmental Services Department of the City of San Diego, the County of San Diego LEA, the Draft EIR for the Gregory Canyon landfill, Allied Waste Industries, Inc, consultation with the Local Task Force Technical Advisory Committee and Citizens Advisory Committee, and communications received from interested parties.

Siting Plan

The Siting Element assists local governments and private industry in planning for integrated waste management and the siting of solid waste disposal facilities. The goals, policies and siting criteria established for the Siting Element will guide the selection of new disposal facilities or expansion of current facilities.

A major justification for this Siting Element Amendment is that the County of San Diego divested its public landfills to a private company since the original Siting Element was written in 1997. The only landfills currently operating within the County for public use are either privately owned or operated, or City of San Diego operated.

The IWMA required diversion rates of 25 percent by 1995 and 50 percent by 2000 for each jurisdiction. Jurisdictions in the County are at various levels of diversion. The San Diego County regional rate of diversion in 2000 was 48 percent. As mentioned above, each jurisdiction must prepare a Source Reduction and Recycling Element (SRRE) that details how they plan to achieve the required 50 percent diversion rate. Each jurisdiction in the County must report annually to the Board regarding progress it is making toward meeting state mandated diversion requirements through its annual report.

This Siting Element emphasizes the goal of all jurisdictions within San Diego County that landfill capacity be optimized through diverting materials in the most economically and environmentally sound way, using the IWMA hierarchy. The IWMA hierarchy, as defined by the CIWMB, includes reuse, source reduction, recycling, composting, and transformation. The strategy for ensuring 15 years of capacity relies on the region meeting the current state diversion requirement. Tasks associated with the 50 percent diversion vary with each jurisdiction, and are outlined in their specific SRREs. The individual jurisdictional SRREs are designed to address the complexities of their own integrated waste management needs.

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CHAPTER 2

SITING ELEMENT GOALS AND POLICIES

Goals

Siting Element goals are adopted to assist jurisdictions within San Diego County to comply with the statutory requirements to demonstrate a 15 year disposal capacity through existing or planned solid waste disposal and transformation facilities or through additional strategies. Section 41700 of the Public Resources Code requires inclusion of a statement of goals and policies by the Local Task Force (LTF) of each county or region, describing how solid waste that cannot be reduced, recycled or composted will be handled in an environmentally safe manner. The jurisdictions and the County of San Diego must then approve the goals and policies. The state requirements for developing the Countywide Siting Element are summarized below.

- The Local Task Force shall develop a statement of goals, policies, and procedures to provide to the county in preparing the Siting Element.
- The goals shall be consistent with the state requirements for source reduction, recycling and composting options in order to reduce the amount of solid waste that must be disposed of by transformation and land disposal; and that environmentally safe transformation and/or environmentally safe land disposal are acceptable waste management practices for wastes that cannot feasibly be reduced at the source, recycled, or composted.
- The policies shall specify any programs, regulatory ordinances, actions, or strategies that may be established to meet the goals and assist in siting solid waste disposal facilities. An implementation schedule shall be included that identifies the tasks necessary to achieve each goal.

The following goals and policies are adopted to assist all jurisdictions to plan and implement a countywide solid waste management program.

1. Waste Diversion

Goal: Optimize the current disposal capacity by encouraging jurisdictions to meet the state diversion requirement as soon as possible by implementing their Source Reduction Recycling Elements (SRREs).

Policy 1.1

Give the highest priority to reducing the production and generation of discards through waste prevention, reuse, recycling and composting as a means of conserving landfill capacity and natural resources.

2. Management of Solid Waste Generated Within the County

Goal: Provide efficient, economically and environmentally sound disposal capacity for residual wastes following the waste reduction requirements under the IWMA hierarchy.

Policy 2.1

Maximize the efficient and economic use of existing solid waste disposal capacity when consistent with public interest.

Policy 2.2

Extend and/or expand in-county capacity as feasible.

Policy 2.3

Identify disposal facilities or strategies, possibly including transfer stations and export to out-of-county facilities, necessary to dispose of the solid waste generated by the jurisdictions of the county for a minimum of 15 years.

Policy 2.4

Site all solid waste management facilities in such a manner as to protect public health and safety, the environment, and provide for environmental justice concerns. Ensure that all solid waste management facilities are evaluated under all applicable siting criteria.

Policy 2.5

Promote diverse solid waste management options sufficient to manage the local solid waste stream in an environmentally responsible manner.

3. Facility Management

Goal: Ensure efficient, economically and environmentally sound management of existing and proposed solid waste management facilities to meet all applicable environmental standards.

Policy 3.1

Operate all solid waste management facilities in such a manner as to protect public health and safety, the environment, and provide for environmental justice concerns.

4. Countywide Siting Element Administration

Goal: Maintain and update the Countywide Siting Element in accordance with the requirements of IWMA.

CHAPTER 3 DISPOSAL CAPACITY REQUIREMENTS

Purpose and Requirements

Section 18755.3 of the CCR requires counties to determine existing countywide disposal capacity and to project anticipated disposal capacity needs in the Siting Element for the next 15 years. Information is to be presented in tons and cubic yards with an explanation provided for weight-to-volume conversion. For ease of reading, the text will discuss only tonnage. All cubic yard data are located in Appendix B.

Existing Disposal And Capacity Analysis

Historical and Projected Disposal Rates

To project generated, diverted, and disposed solid waste over the 15-year capacity requirement, the following assumptions were made:

1. An average *50percent diversion* rate for all San Diego county jurisdictions is reached, beginning in the year 2005.
2. Future disposal, export, and import tonnages were projected by plotting a line¹ representing the tons from the Disposal Reporting System (DRS) reported by the jurisdictions through the period 1995-2001, and then extrapolating the line to 2020. Demographic increases, Consumer Price Indices, and other factors as used by CIWMB were factored into the analysis (Appendix C). The annual rate of increase in the disposal rate was approximately 5.4percent from 2002 to 2003 and estimated to gradually decrease to approximately 3.4percent from 2016 to 2017. This change accommodates projected changes in growth.

A gradual increase in annual generation² and disposal is projected. Disposal is predicted to increase from 3.7 million tons in 2002 to 6.1 million tons in 2017. Based on the 1995-2001 disposal tonnages, imported and exported tonnages, and a 50percent diversion rate by the year 2005, it is estimated that San Diego County jurisdictions will need to accommodate disposal capacity for over 5.6 million tons of solid waste in 2017 (Table 3.1). Options for increased diversion rates are discussed in Chapter Eight.

¹ Linear Regression Analysis, Appendix C.

² Generation is calculated: [Generation = Diversion + Disposal].

Table 3.1
San Diego County Rate of Disposal
(Millions of Tons)

Year	Total Generation (2000-2001 Actual)	Estimated Diversion %	Total Disposal (1995-2001 Actual)	Exports (1995-2001 Actual)	Imports (1995-2001 Actual)	In-County Landfill Rate of Disposal (Disposal - Exported + Imported)
1995			2.8	0.4	0.002	2.4
1996			2.7	0.3	0.002	2.4
1997			2.9	0.4	0.002	2.5
1998			3.2	0.5	0.006	2.7
1999			3.3	0.5	0.005	2.8
2000	6.6	48%	3.4	0.2	0.008	3.2
2001	6.9	46%	3.7	0.2	0.019	3.6
2003	7.5	48%	3.9	0.3	0.009	3.6
2004	7.9	48%	4.1	0.3	0.010	3.8
2005	8.2	50%	4.1	0.3	0.010	3.8
2006	8.5	50%	4.3	0.3	0.011	3.9
2007	8.8	50%	4.4	0.3	0.011	4.1
2008	9.2	50%	4.6	0.3	0.011	4.3
2009	9.5	50%	4.7	0.4	0.012	4.4
2010	9.8	50%	4.9	0.4	0.012	4.6
2011	10.2	50%	5.1	0.4	0.012	4.7
2012	10.5	50%	5.2	0.4	0.012	4.9
2013	10.8	50%	5.4	0.4	0.013	5.0
2014	11.1	50%	5.6	0.4	0.013	5.2
2015	11.5	50%	5.7	0.4	0.013	5.3
2016	11.8	50%	5.9	0.4	0.014	5.5
2018	12.4	50%	6.2	0.4	0.015	5.8
2019	12.8	50%	6.4	0.5	0.015	5.9
2020	13.1	50%	6.5	0.5	0.015	6.1

(1) CIWMB actual is 3.76 million tons.

Method for Determining Future Capacity

One scenario is discussed in this Chapter to illustrate a method of achieving 15-years of disposal capacity. This scenario involves regional achievement of a 50 percent diversion rate (2005), a proposed opening of Gregory Canyon Landfill (2006), and a tentatively reserved expansion of Sycamore Canyon Landfill (2005, and 2011). Two aspects of this scenario are evaluated: (1) Will the physical capacity be adequate? and (2) Will the facilities be able to accept solid waste at the rate at which it will be disposed? Additional strategies for achieving 15 years of disposal capacity are discussed in Chapter Eight.

Physical Landfill Capacity

The "physical landfill capacity" is defined as the remaining volumetric capacity of existing landfills (Table 3.2). Physical capacity represents the volume available to be filled, and is different from the rate at which materials may enter. The volume available is governed by design limits. The number of years of physical disposal space is affected by the rate of fill, which is limited by daily or annual permitted disposal tonnages. Physical capacity can be modified by amending the permits that regulate design limits.

In May of 2002, it was estimated that 62.9 million tons of existing permitted in-county physical capacity remained, excluding the San Onofre and Las Pulgas landfills (Table 3.2). Given the scenario discussed in this chapter, if no additional in-county capacity is added, the county is estimated to possibly run out of physical capacity in approximately 2016 (Table 3.3). The proposed Gregory Canyon landfill, if permitted, would provide an additional 33.4 million tons of capacity. The approval of the tentatively reserved expansion for the Sycamore Canyon Landfill would add 116.6 million tons to the capacity in the county. The additional capacity of both proposals would provide an excess of 140.8 million tons of capacity in 2017 (Table 3.3). Several strategies discussed in Chapter Eight would extend the use of existing landfill capacity and may be explored by individual jurisdictions.

Table 3.2
San Diego County Remaining Landfill Capacity

	Current Remaining Capacity (cubic yards)	Current Remaining Capacity (May 2002) (tons)
Total All Landfills	99,491,870	68,880,267
Las Pulgas and San Onofre	-10,447,351	-5,986,572
Remaining Capacity	89,044,519	62,893,695

Table 3.3
San Diego County Physical Landfill Capacity Projection
(Millions of Tons)

Year	In-County Landfill Rate of Disposal	Existing Physical Capacity	In-County Excess ¹	Sycamore Canyon Expansion ²		Proposed Gregory Canyon ²		In-County Excess ¹ (Existing + Sycamore + Gregory)
				Proposed Expansion Capacity	In-County Excess ¹ (Existing + Sycamore)	Proposed Additional Capacity	In-County Excess ¹ (Existing + Gregory)	
1995	2.4							
1996	2.4							
1997	2.5							
1998	2.7							
1999	2.8							
2000	3.2							
2001	3.6							
2003	3.6	59.4	55.8					55.8
2004	3.8	55.8	52.0					52.0
2005	3.8	52.0	48.2		164.9			164.9
2006	3.9	48.2	44.3		160.9		77.7	194.3
2007	4.1	44.3	40.2		156.8		73.6	190.2
2008	4.3	40.2	35.9		152.6		69.3	186.0
2009	4.4	35.9	31.5		148.2		64.9	181.6
2010	4.6	31.5	27.0		143.6		60.4	177.0
2011	4.7	27.0	22.3		138.9		55.7	172.3
2012	4.9	22.3	17.4		134.0		50.8	167.4
2013	5.0	17.4	12.4		129.0		45.8	162.4
2014	5.2	12.4	7.2		123.8		40.6	157.2
2015	5.3	7.2	1.8		118.5		35.2	151.9
2016	5.5	1.8	-3.6		113.0		29.8	146.4
2018	5.8	-9.3	-15.1		101.6		18.3	135.0
2019	5.9	-15.1	-21.0		95.6		12.4	129.0
2020	6.1	-21.0	-27.1		89.6		6.3	123.0

(1) Excess is calculated: [Existing Physical Capacity + Proposed Capacity – Rate of Disposal]. The difference is defined as the additional tons per year that could be handled.

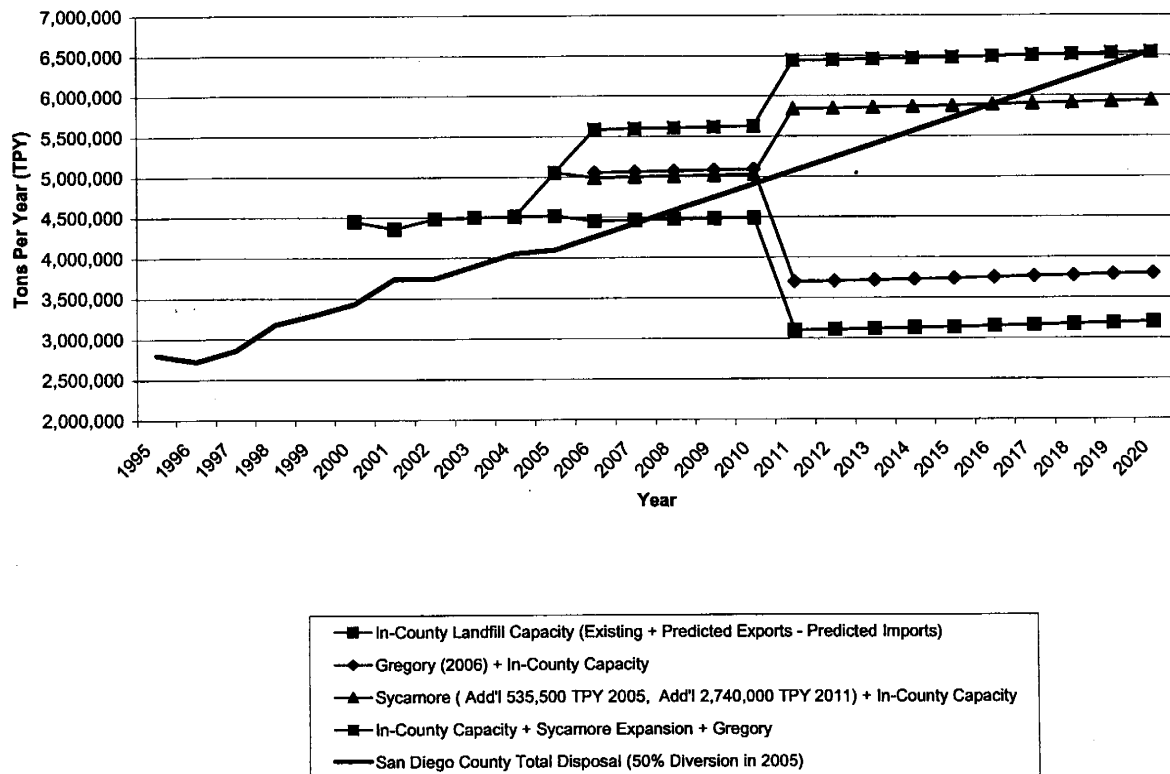
(2) The opening dates and annual permitted tonnages for these landfills are proposed at this time. The Local Enforcement Agency and local land use authority must approve both proposals. CIWMB votes to concur. Issues and concerns of the region and the adjoining jurisdictions will be addressed during the permitting processes.

Annual Permitted Rate of Acceptance of Solid Waste at Landfills

The rate at which materials may enter the landfills is restricted by annual and/or daily traffic and tonnage limits at disposal and transfer facilities, even though there may be sufficient physical capacity. The permitted daily and annual disposal tonnages are specified in the Solid Waste Facility Permit (SWFP) for the facility, and sometimes in other permits. These limits are a matter of traffic control and health and welfare protection, and are changed through the permit review process.

Using current disposal projections, if the permitted limits on the rates at which waste enter the landfills are not changed, the region would run out of the ability to accept all of the waste destined for disposal in 2007 (Figure 3.1 and Table 3.4). Increasing the annual rate of acceptance at the existing Sycamore Canyon Landfill by 535,000 tons in about 2005 and by 2.7 million tons in 2011³ would provide adequate capacity until approximately 2016 (Figure 3.1). If opened, the proposed Gregory Canyon Landfill combined with Sycamore would provide adequate capacity until 2020.⁴ The use of both proposals and/or several of the strategies discussed in Chapter Eight would probably be adequate to meet the 15-year capacity requirement.

Figure 3.1
San Diego County Annual Rate of Disposal Projection
(Based on Annual Permitted Disposal Tons)



³ Figures provided by Allied Waste Industries.

⁴ The opening dates and annual permitted tonnages for these landfills are proposed at this time. The Local Enforcement Agency and local land use authority must approve both proposals. Issues and concerns of the region and the adjoining jurisdictions will be addressed during the permitting processes.

Table 3.4
San Diego County Landfill Rate of Acceptance
(Millions of Tons)

Year	In-County Landfill Rate of Disposal	Existing Annual Permitted Rate of Acceptance	In-County Excess	Sycamore Canyon Expansion ^{2,3}		Proposed Gregory Canyon ³		In-County Excess (Existing + Sycamore + Gregory)
				Proposed Increase in Rate of Acceptance	In-County Excess (Existing + Sycamore)	Proposed Rate of Acceptance	In-County Excess (Existing + Gregory)	
1995	2.4							
1996	2.4							
1997	2.5							
1998	2.7							
1999	2.8							
2000	3.2	4.2	1.0					
2001	3.6	4.2	0.6					
2003	3.6	4.2	0.6					
2004	3.8	4.2	0.5					
2005	3.8	4.2	0.4		1.0			1.0
2006	3.9	4.1	0.2	0.5	0.7		0.8	1.3
2007	4.1	4.1	0.0	0.5	0.6	0.6	0.6	1.2
2008	4.3	4.1	-0.1	0.5	0.4	0.6	0.5	1.0
2009	4.4	4.1	-0.3	0.5	0.3	0.6	0.3	0.9
2010	4.6	4.1	-0.4	0.5	0.1	0.6	0.2	0.7
2011	4.7	2.7	-2.0		0.8	0.6	-1.4	1.4
2012	4.9	2.7	-2.1	2.7	0.6	0.6	-1.5	1.2
2013	5.0	2.7	-2.3	2.7	0.5	0.6	-1.7	1.1
2014	5.2	2.7	-2.4	2.7	0.3	0.6	-1.8	0.9
2015	5.3	2.7	-2.6	2.7	0.2	0.6	-2.0	0.8
2016	5.5	2.7	-2.7	2.7	0.0	0.6	-2.1	0.6
2018	5.8	2.7	-3.0	2.7	-0.3	0.6	-2.4	0.3
2019	5.9	2.7	-3.2	2.7	-0.5	0.6	-2.6	0.1
2020	6.1	2.7	-3.3	2.7	-0.6	0.6	-2.7	0.0

(1) Excess is calculated: [Existing Physical Capacity + Proposed Capacity – Rate of Disposal]. The difference is defined as the additional tons per year that could be handled.

(2) The tentatively reserved Sycamore Canyon Landfill expansion scenario in this document increases the current permitted 3,300 tons per day (tpd) to 5,000 tpd in 2005 and 12,000 tpd in 2011 (Allied Waste, Inc. personal communication, January, 2003). Allied Waste, Inc has also suggested a scenario to increase the daily permit to 6,000 tpd upon approval, with an increase in 2011 to a maximum of 9,400 tpd. Subsequent increases in disposal limits would be in 2016 to 10,700 tpd, 11,800 tpd in 2021, and to 13,000 tpd in 2026.

(3) The opening dates, daily and annual permitted tonnages for these landfills are proposed at this time. The Local Enforcement Agency and local land use authority must approve both proposals. Issues and concerns of the region and the adjoining jurisdictions will be addressed during the permitting processes.

CHAPTER 4

EXISTING DISPOSAL FACILITIES AND EXPANSIONS

Purpose and Requirements

This chapter includes a description and location map of each solid waste disposal facility within the county that has a state Solid Waste Facility Permit. Specific requirements for the content of this chapter are contained in CCR Section 18755.5(a) and (b).

The Siting Element identifies existing disposal facilities and other alternatives, such as new facilities, transfer out of the region, and/or additional waste reduction, to assure 15 years of disposal capacity. Chapter Four describes the existing facilities and their possible expansions.

Existing Solid Waste Disposal Facilities

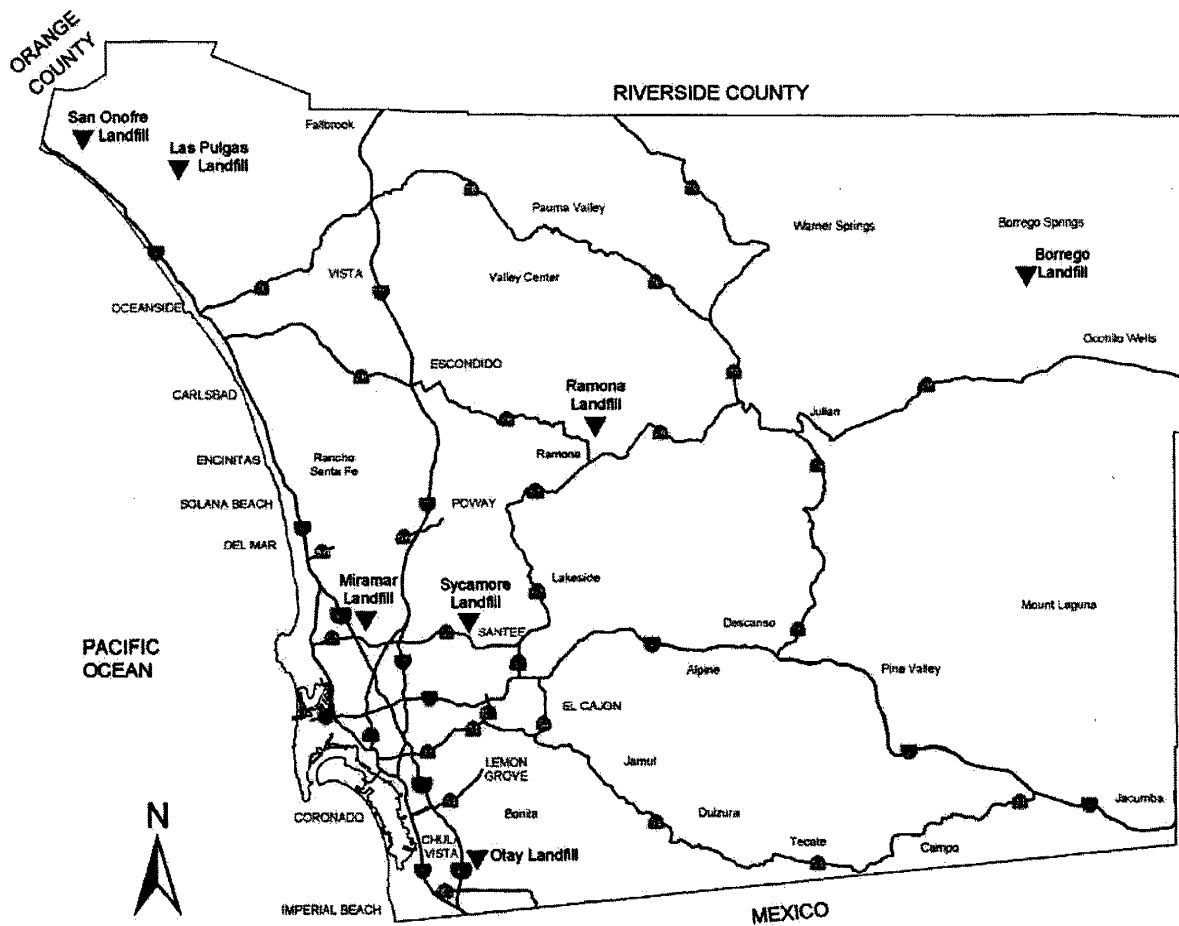
There are seven existing landfills in San Diego County. Five accept municipal solid waste and Las Pulgas and San Onofre only accept military waste. Of the five landfills that accept municipal solid waste, four are privately owned and operated by Allied Waste Industries, Inc. The fifth, Miramar Landfill, is operated by the City of San Diego, on land owned by the United States Navy.

The existing landfills, their owners, operators and remaining capacity as of May 2002 are shown in Table 4-1. Tonnage and cubic yard conversions are based on individual compaction rates provided by the landfill operators. The general location of these existing landfills is shown in Figure 4.1 followed by a Fact Sheet on each, including a description of any expansion, and an individual landfill site location map (Figures 4.2 through 4.8). The current Solid Waste Facility Permit lists specific waste types accepted at each landfill.

Table 4.1
Existing Landfills in San Diego County

Landfill	Owner	Operator	Current Remaining Capacity (cubic yards)	Current Remaining Capacity (May 2002) (tons)
Borrego	Allied Waste Industries, Inc.	Borrego Landfill, Inc.	491,000	147,300
Miramar	United States Navy	City of San Diego	21,618,249	13,835,679
Otay	Allied Waste Industries, Inc.	Otay Landfill, Inc.	42,346,170	31,336,166
Ramona	Allied Waste Industries, Inc.	Ramona Landfill, Inc.	589,100	294,550
Sycamore	Allied Waste Industries, Inc.	Sycamore Landfill, Inc.	24,000,000	17,280,000
Las Pulgas	US Marine Corps	US Marine Corps	9,038,158	5,422,895
San Onofre	US Marine Corps	US Marine Corps	1,409,193	563,677
Total All Landfills			99,491,870	68,880,267
Las Pulgas and San Onofre			-10,447,351	-5,986,572
Remaining Capacity			89,044,519	62,893,695

Figure 4.1
Landfill General Locations in San Diego County



West Miramar Landfill Fact Sheet

1. FACILITY INFORMATION

Facility Name	West Miramar Landfill
Facility Owner	United States Navy
Facility Operator	City of San Diego Environmental Services
Department	

2. PERMIT INFORMATION

Solid Waste Facility	37-AA-0020
Date of Last Permit Review	21-Nov-00
Permit Review Due Date	21-Nov-06
Permitted Remaining Capacity	21,618,249 cubic yards
Permitted Remaining Capacity	13,835,679 tons
Estimate of Remaining Site Life ⁵	2011 (if current rate of use continues)

3. MAXIMUM PERMITTED RATE OF DISPOSAL

Daily	8,000 tons
Yearly	1,400,000 tons

4. AVERAGE RATE OF DAILY WASTE RECEIPT

Tons	3,500
Cubic yards	5,469 (1 cubic yard = 0.64 tons)

5. PERMITTED WASTE TYPES

Class III Landfill⁶

In addition, the City of San Diego has a recycling center, household hazardous waste drop-off facility, and extensive composting, mulching, chipping and grinding facility adjacent to the landfill.

6. FUTURE LAND USE

Open Space

7. EXPANSION DESCRIPTION⁷

Currently the City of San Diego is considering its options regarding vertical expansion of the Miramar Landfill. Miramar Landfill has the potential for

⁵ City of San Diego LEA Permit (1999).

⁶ A Class III Landfill is lined, and accepts domestic and commercial solid waste, but not hazardous materials.

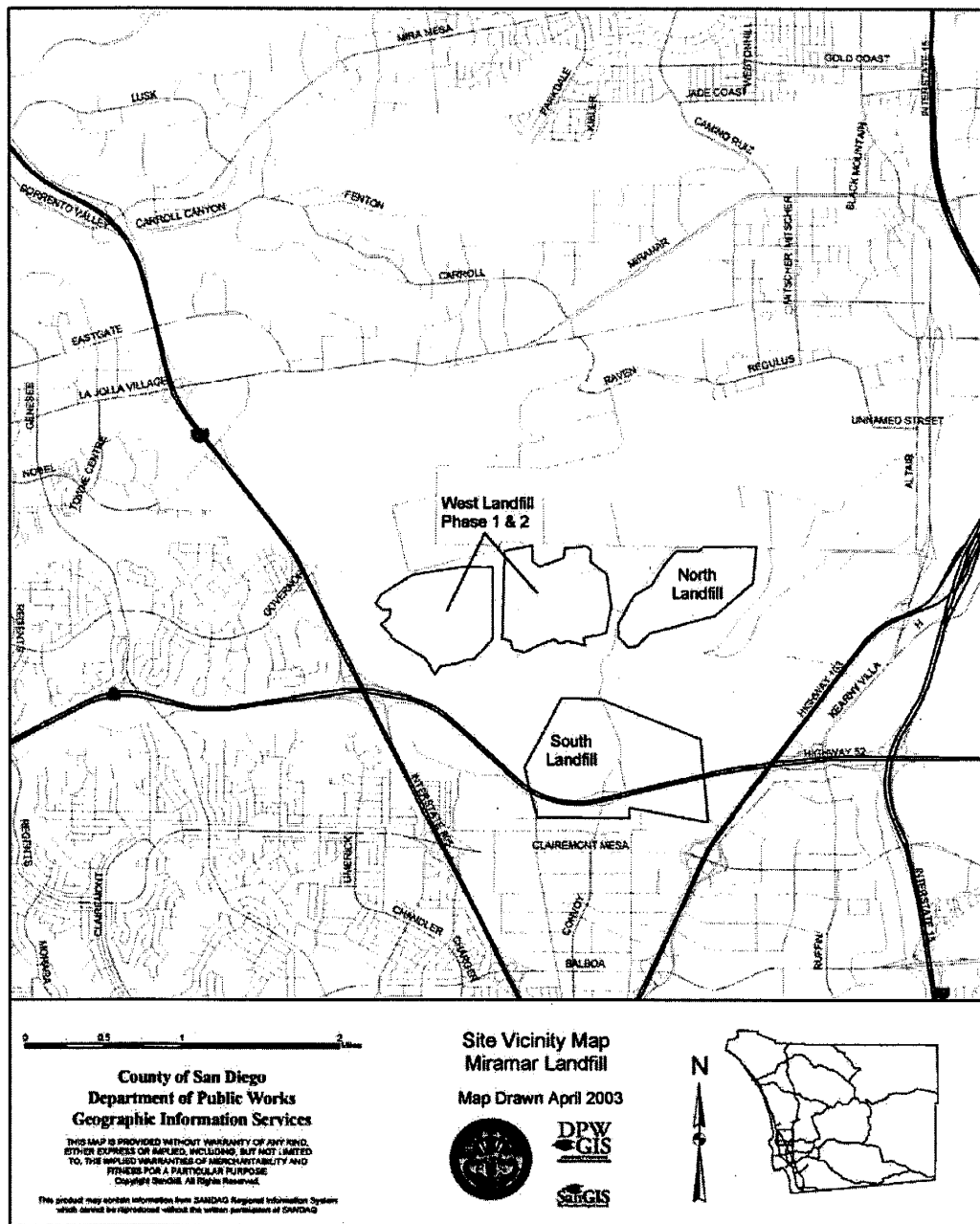
⁷ Communication, Environmental Services Department, City of San Diego, dated March 18, 2003.

WEST MIRAMAR
EXPANSION CONTINUED

vertical expansion to extend its capacity to accept waste for an additional three to ten years, depending on final elevation. Should the City of San Diego decide to consider this option, the United States Navy, owner of the property, would be asked to approve a lease amendment to permit a change in the final elevation of the site.

Should the decision be made to pursue this proposed expansion, a Solid Waste Facility Permit application would be filed with the LEA, along with the requisite environmental documentation.

Figure 4.2
Miramar Landfill Vicinity Map



Sycamore Canyon Landfill Fact Sheet

1. FACILITY INFORMATION

Facility Name	Sycamore Landfill
Facility Owner	Allied Waste Industries, Inc.
Facility Operator	Sycamore Landfill, Incorporated

2. PERMIT INFORMATION

Solid Waste Facility	37-AA-0023
Date of Last Permit Review	2-Aug-99
Permit Review Due Date	2-Aug-04
Permitted Remaining Capacity	24,000,000 cubic yards
Permitted Remaining Capacity	17,280,000 tons
Estimate of Remaining Site Life	2017 (if current rate of use continues)

3. MAXIMUM PERMITTED RATE OF DISPOSAL⁸

Daily	3,300 tons
Yearly	909,996 tons (calculated at 75,833 tons per month)

4. AVERAGE RATE OF DAILY WASTE RECEIPT

Tons	3,300 tons
Cubic yards	4,583 (1 cubic yard = 0.72 tons)

5. PERMITTED WASTE TYPES

Class III Landfill

In addition, there are chipping and grinding activities at the landfill. There is also a private household recycling center located next to the landfill.

6. FUTURE LAND USE

Open Space

7. EXPANSION DESCRIPTION

Sycamore Landfill Inc. and Allied Waste of North America have applied to the City of San Diego for a Planned Development Permit, Site Development Permit, and a Community Plan Amendment to expand the Sycamore Canyon Landfill and to allow ancillary development on ten parcels of land that are outside of the current landfill boundary.

⁸ City of San Diego LEA Permit (1999). Allied Waste Industries has proposed that daily permitted disposal tonnage may be increased to 5000 tons per day in 2004-2005, then to 12,000 tons per day in 2010-2011.

SYCAMORE CANYON
EXPANSION CONTINUED

Increased daily tonnages must be approved by the Local Enforcement Agency and local land use authority. Issues and concerns of the region and the adjoining jurisdictions will be considered and addressed during the permitting processes.

The proposal includes a staged expansion of annual and daily permitted tonnage over time. The first increase in permitted disposal tonnage could occur about 2005 from the current 3,300 tons per day to 5,000 tons per day. The second increase in 2011 could increase the daily throughput to 12,000 tons per day⁹. This tentatively reserved expansion could result in an estimated ultimate capacity at Sycamore of about 162 million cubic yards.

⁹ Figures provided by Allied Waste Industry. Allied Waste, Inc has also suggested a scenario to increase the daily permit to 6,000 tpd upon approval, with an increase in 2011 to a maximum of 9,400 tpd. Subsequent increases in disposal limits would be in 2016 to 10,700tpd , 11,800 tpd in 2021, and to 13,000 tpd in 2026.

Figure 4.3
Sycamore Canyon Landfill Vicinity Map

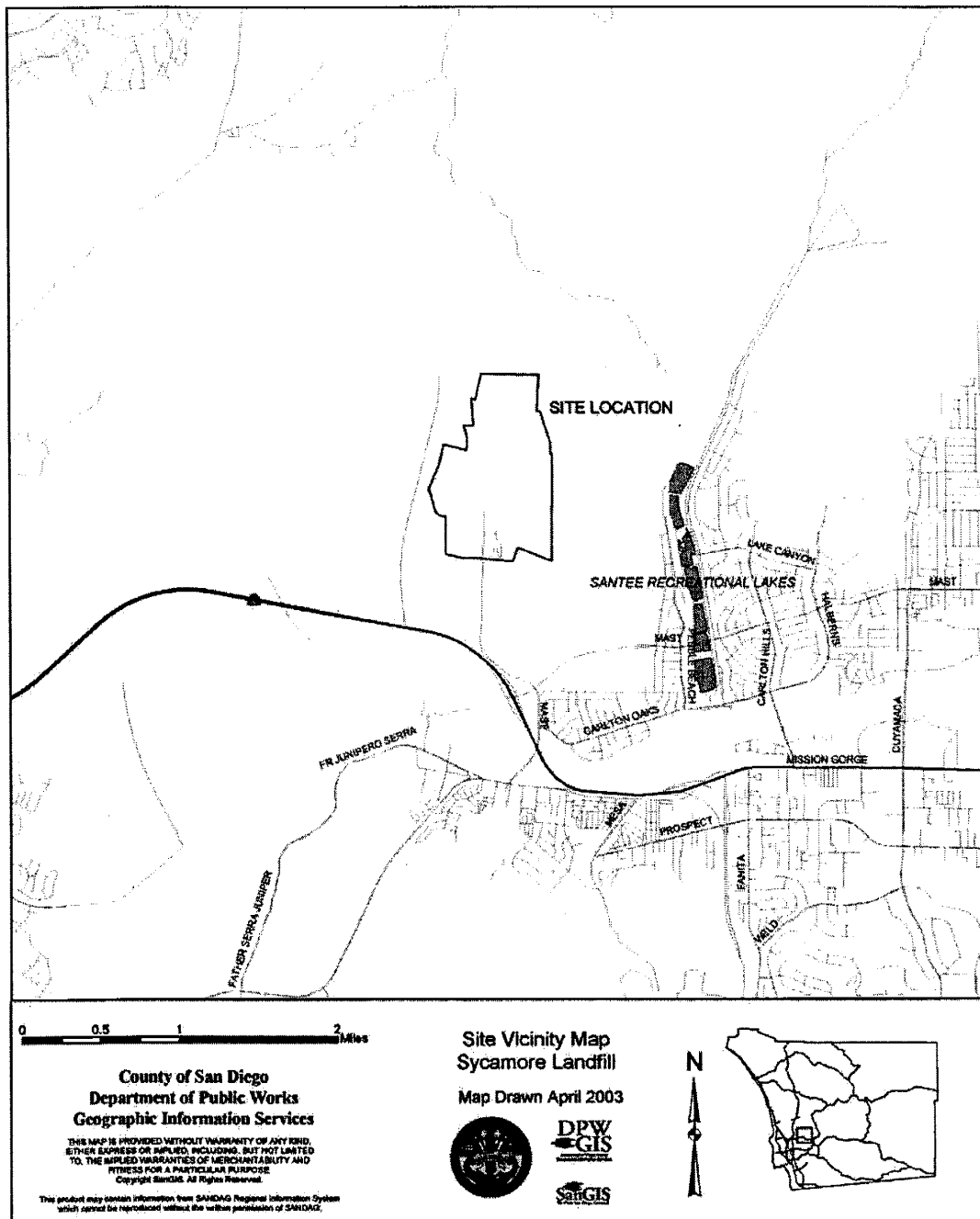
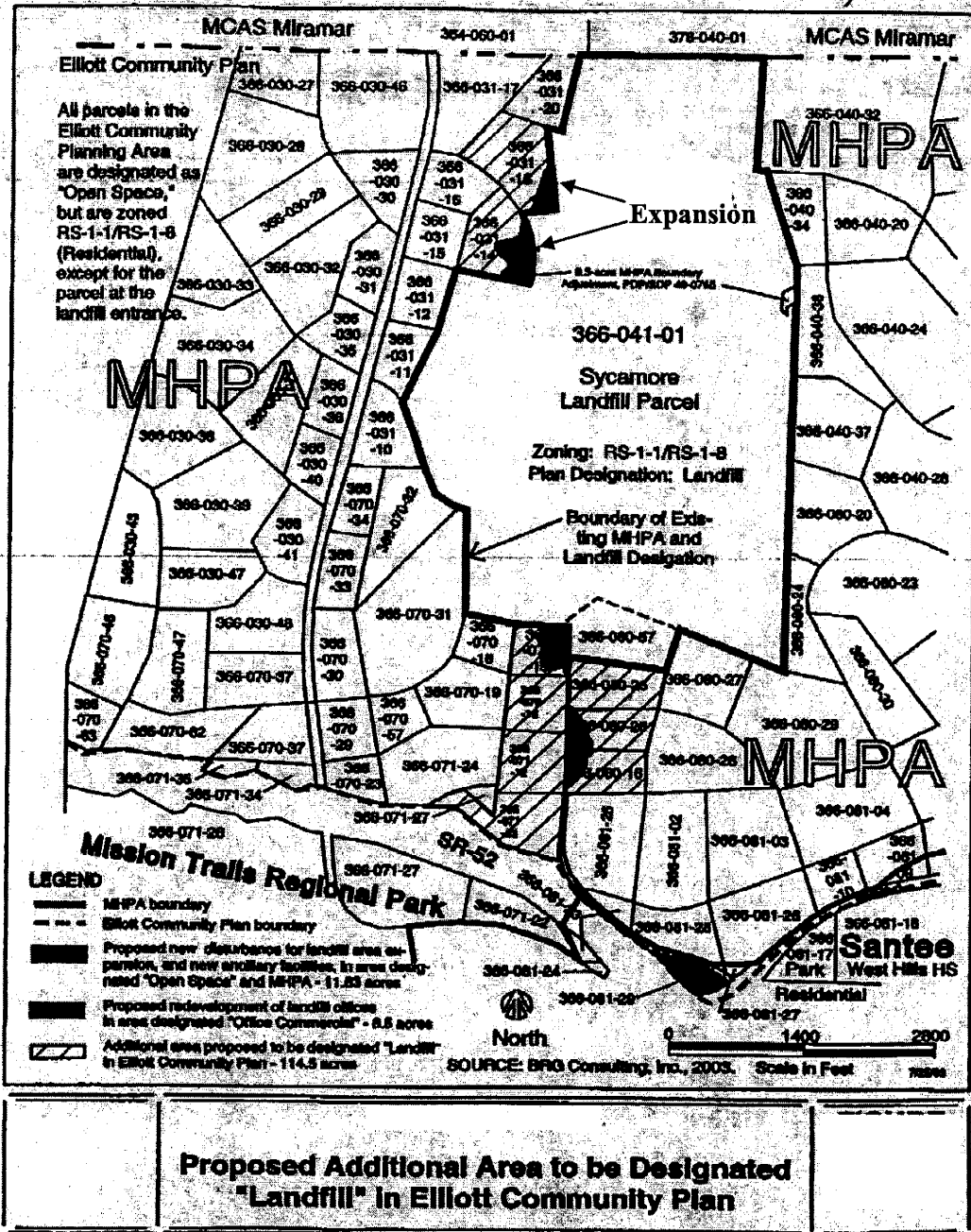


Figure 4.3a
Sycamore Canyon Tentatively Reserved Expansion Map



Otay Annex Landfill Fact Sheet

1. FACILITY INFORMATION

Facility Name	Otay Annex Landfill
Facility Owner	Allied Waste Industries, Inc.
Facility Operator	Otay Landfill, Inc.

2. PERMIT INFORMATION

Solid Waste Facility	37-AA-0010
Date of Last Permit Review	20-Dec-00
Permit Review Due Date	20-Dec-05
Permitted Remaining Capacity	42,346,170 cubic yards
Permitted Remaining Capacity	31,336,166 tons
Estimate of Remaining Site Life	2027 (if current rate of use continues)

3. MAXIMUM PERMITTED RATE OF DISPOSAL

Daily	5000 tons
Yearly	1,825,000 tons (calculated at 365 days per year)

4. AVERAGE RATE OF DAILY WASTE RECEIPT

Tons	2,260 (base data used was FY 2000)
Cubic yards	3,774 (1 cubic yard = 0.74 tons)

5. PERMITTED WASTE TYPES

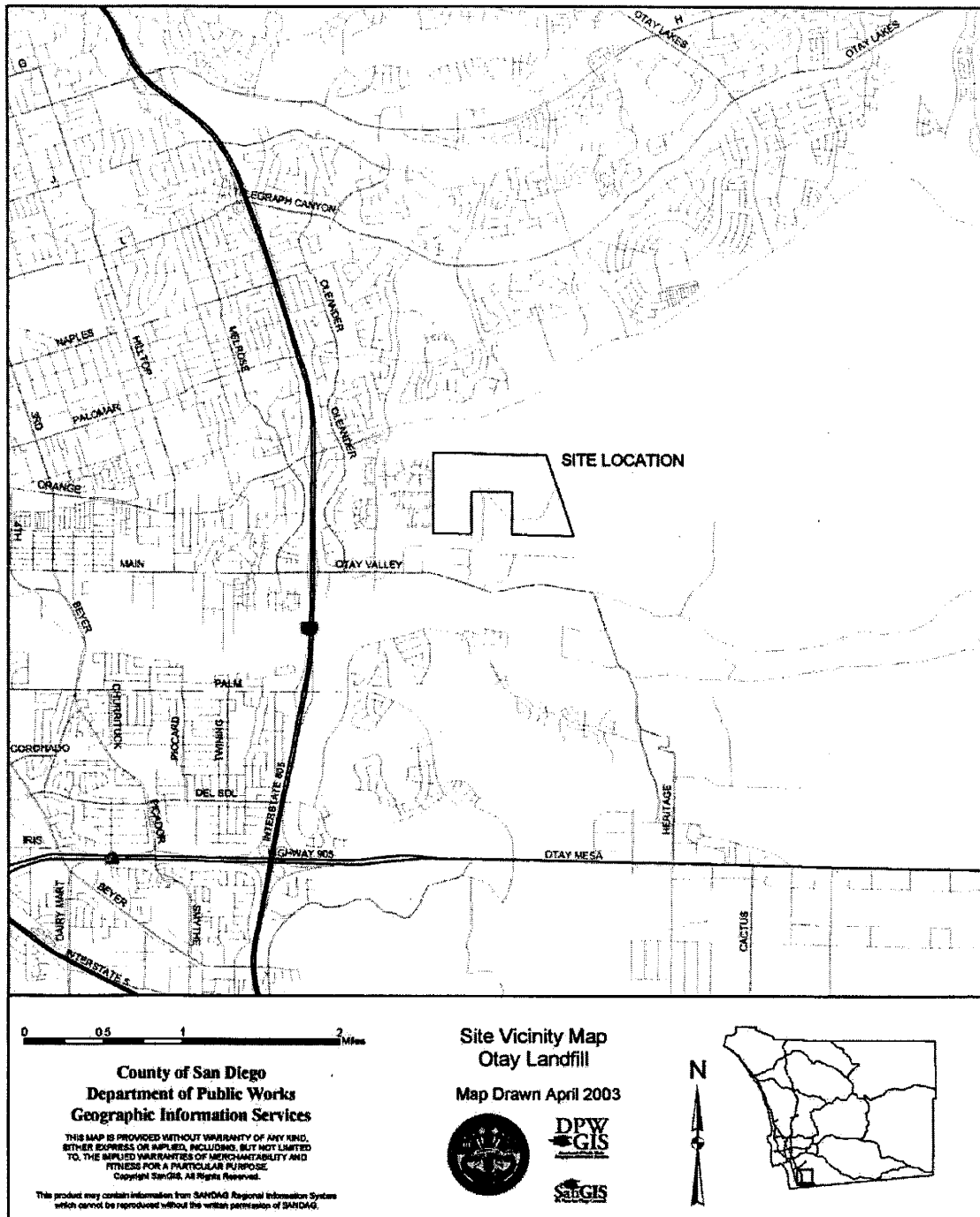
Class III Landfill

In addition, there are chipping and grinding activities at the landfill.

6. FUTURE LAND USE

Open Space

Figure 4.4
Otay Landfill Vicinity Map



Ramona Landfill Fact Sheet

1. FACILITY INFORMATION

Facility Name	Ramona Landfill
Facility Owner	Allied Waste Industries, Inc.
Facility Operator	Ramona Landfill, Inc.

2. PERMIT INFORMATION

Solid Waste Facility	37-AA-0005
Date of Last Permit Review	29-Dec-00
Permit Review Due Date	29-Dec-05
Permitted Remaining Capacity	589,100 cubic yards
Permitted Remaining Capacity	294,550 tons
Estimate of Remaining Site Life	2006 (if current rate of use continues)

3. MAXIMUM PERMITTED RATE OF DISPOSAL

Daily	295 tons	
per year)	Yearly	75,815 tons (calculated at 257 days)

4. AVERAGE RATE OF DAILY WASTE RECEIPT

Tons	190 tons/day (base data used was Feb. 1999 calculated on 6 days/week)
Cubic yards	113.8 (1 cubic yard = 0.5 tons)

5. PERMITTED WASTE TYPES

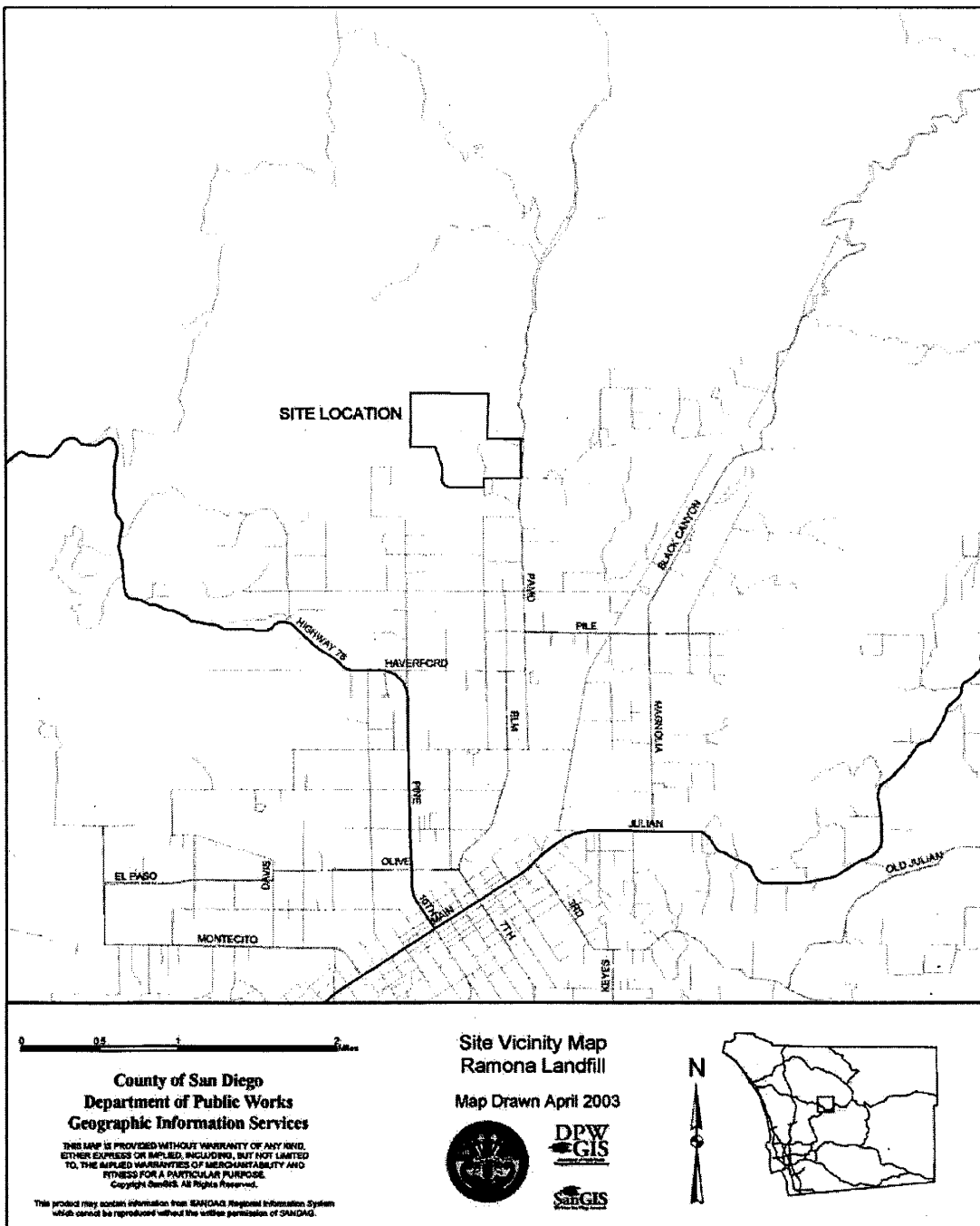
Class III Landfill

In addition, there are chipping and grinding activities at the landfill.

6. FUTURE LAND USE

Open Space

Figure 4.5
Ramona Landfill Vicinity Map



Borrego Springs Landfill Fact Sheet**1. FACILITY INFORMATION**

Facility Name	Borrego Springs Landfill
Facility Owner	Allied Waste Industries, Inc.
Facility Operator	Borrego Landfill, Inc.

2. PERMIT INFORMATION

Solid Waste Facility	37-AA-0006
Date of Last Permit Review	4-Dec-92
Permit Review Due Date	20-Oct-02
Permitted Remaining Capacity	392,000 cubic yards
Permitted Remaining Capacity	117,600 tons
Estimate of Remaining Site Life	2040 (if current rate of use continues)

3. MAXIMUM PERMITTED RATE OF DISPOSAL

Daily	50 tons
Yearly	12,700 tons (calculated on a 112 days per year)

4. AVERAGE RATE OF DAILY WASTE RECEIPT

Tons	24 (base data used was FY 2000 calculated on 3 days/week)
Cubic yards	40 (1 cubic yard = 0.3 tons)

5. PERMITTED WASTE TYPES

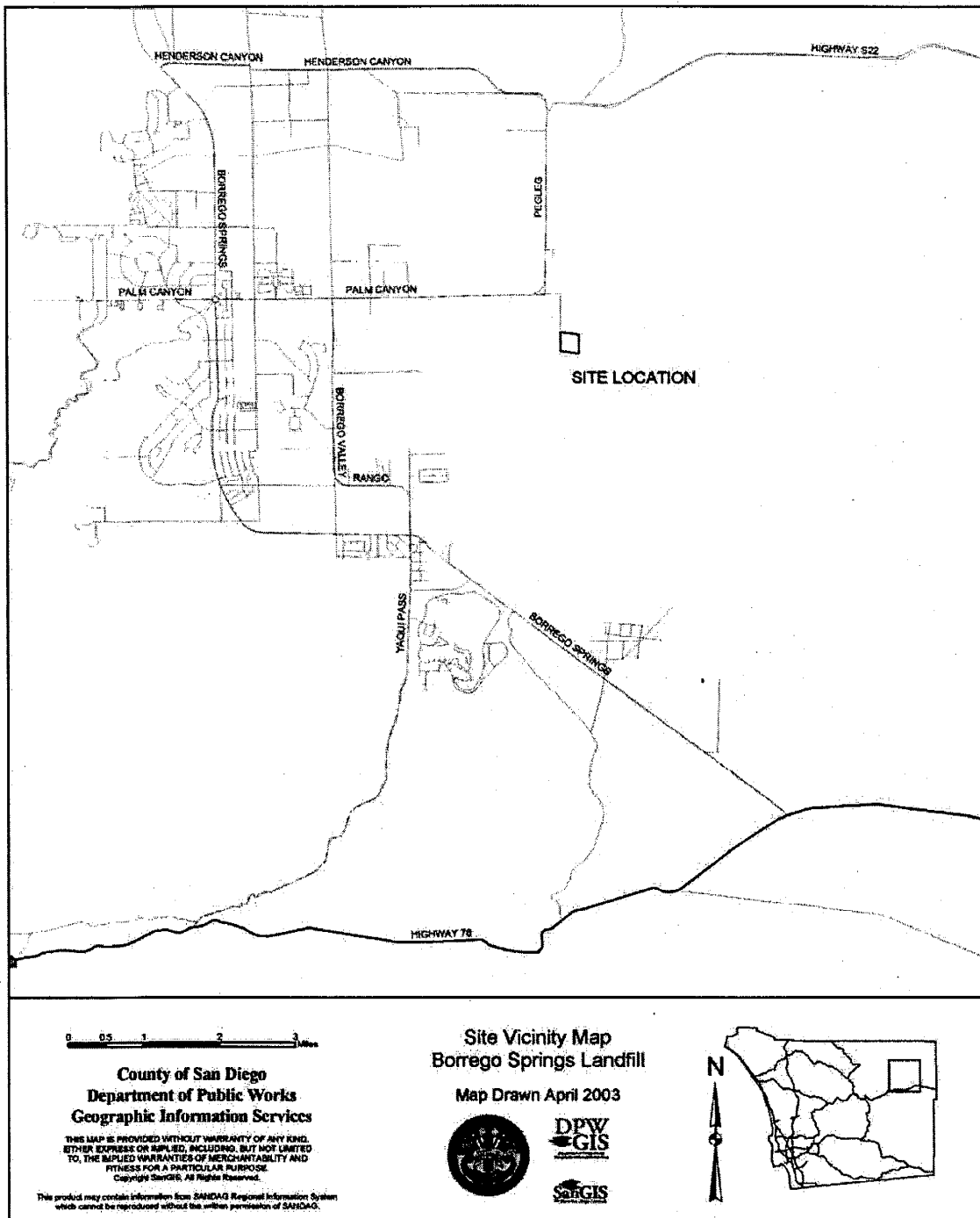
Class III Landfill

In addition, there are chipping and grinding activities at the landfill.

6. FUTURE LAND USE

Open Space

Figure 4.6
Borrego Springs Landfill Vicinity Map



Las Pulgas Landfill Fact Sheet

1. FACILITY INFORMATION

Facility Name	Las Pulgas Landfill
Facility Owner	US Marine Corps
Facility Operator	United States Marine Corps Camp Pendleton

2. PERMIT INFORMATION

Solid Waste Facility	37-AA-0903
Date of Last Permit Review	23-Nov-98
Permit Review Due Date	23-Nov-03
Permitted Remaining Capacity	9,038,158 cubic yards
Permitted Remaining Capacity	5,422,895 tons
Estimate of Remaining Site Life	2184 (if current rate of use continues)

3. MAXIMUM PERMITTED RATE OF DISPOSAL

Daily	270 tons
Yearly	70,200 tons (calculated at 260 days per year)

4. AVERAGE RATE OF DAILY WASTE RECEIPT

Tons	81 (base data used was calendar year 1993 furnished by the USMC)
Cubic yards	126 (1 cubic yard = 0.6 tons)

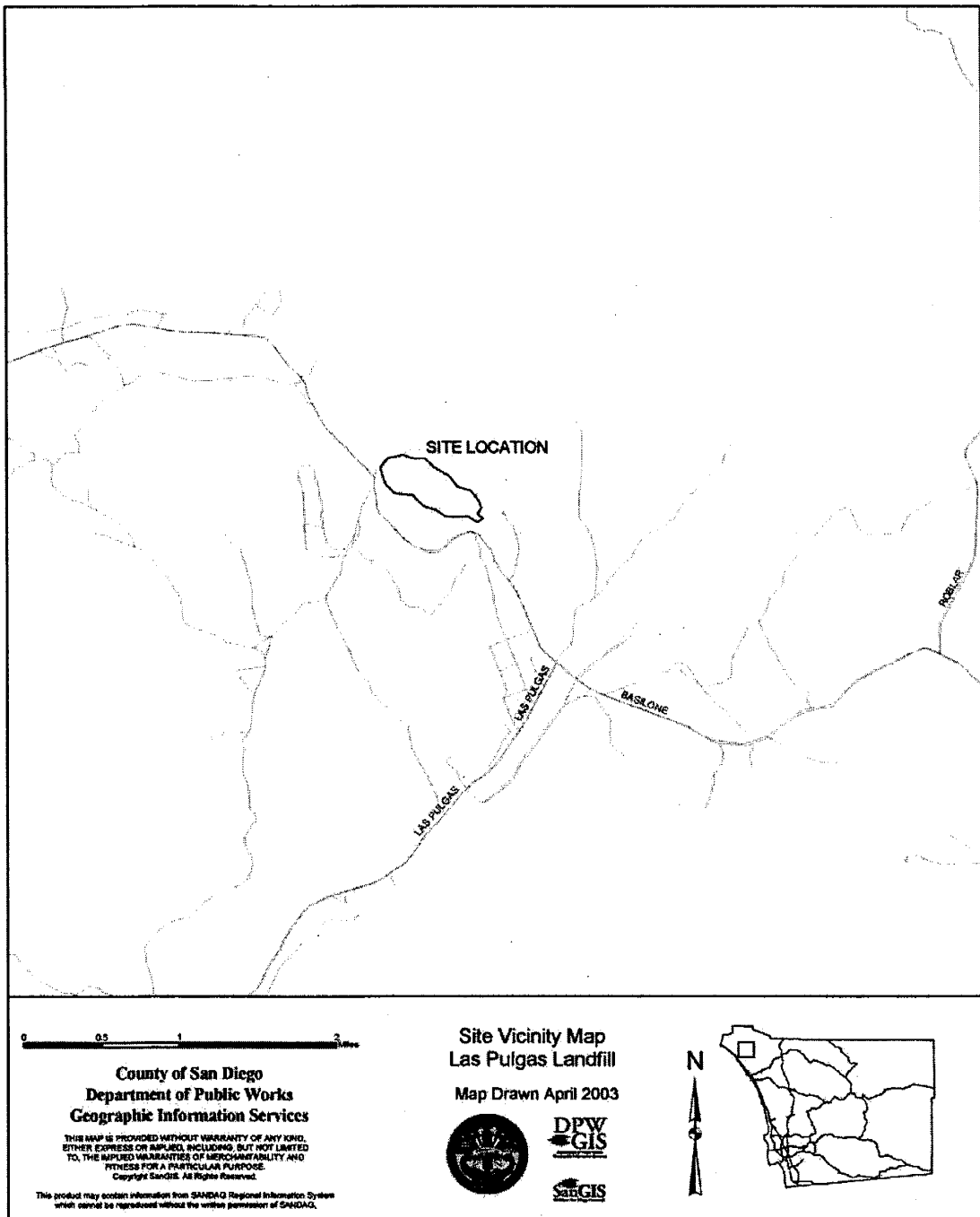
5. PERMITTED WASTE TYPES

Class III Landfill

6. FUTURE LAND USE

Artillery Area

Figure 4.7
Las Pulgas Landfill Vicinity Map



San Onofre Landfill Fact Sheet**1. FACILITY INFORMATION**

Facility Name	San Onofre Landfill
Facility Owner	US Marine Corps
Facility Operator	United States Marine Corps Camp Pendleton

2. PERMIT INFORMATION

Solid Waste Facility	37-AA-0902
Date of Last Permit Review	4-Mar-99
Permit Review Due Date	4-Mar-04
Permitted Remaining Capacity	1,409,193 cubic yards
Permitted Remaining Capacity	563,677 tons
Estimate of Remaining Site Life	2257 (if current rate of use continues)

3. MAXIMUM PERMITTED RATE OF DISPOSAL

Daily	50 tons
Yearly	5,200 tons (Calculated at 104 days per year)

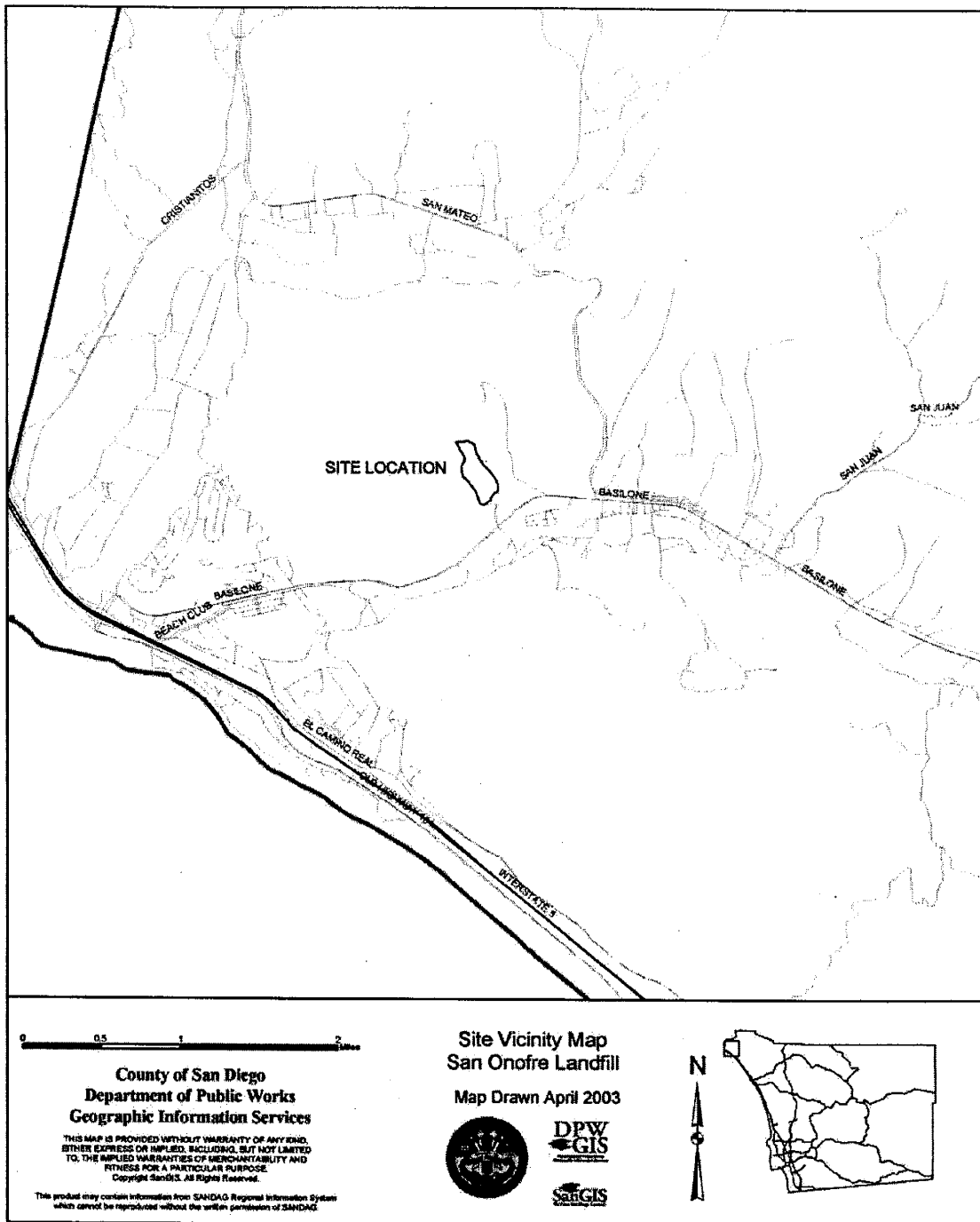
4. AVERAGE RATE OF DAILY WASTE RECEIPT

Tons	15 (base data used was calendar year 1993 furnished by the USMC)
Cubic yards	23 (1 cubic yard = 0.4 tons)

5. PERMITTED WASTE TYPES	Class III Landfill
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6. FUTURE LAND USE	Artillery Area
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Figure 4.8
San Onofre Landfill Vicinity Map



CHAPTER 5 SITING CRITERIA

Purpose and Requirements

Chapter Five sets forth criteria for the evaluation of new or expanded solid waste disposal facilities. Specific requirements for the Siting Criteria are contained in CCR Section 18756.

The Siting Process

Siting a new solid waste disposal facility or a major expansion is an intensive and lengthy process. Areas of suitability are successively identified and evaluated. The use of established criteria ensures the objectivity of the site selection process.

When the jurisdictions of San Diego County completed several landfill siting studies in the mid 1990s, they established criteria to evaluate potential landfill sites within their jurisdictions. The criteria were developed with extensive input from the communities. Additionally, a Siting Study Advisory Committee reevaluated and refined the siting study criteria and incorporated into the 1997 Siting Element. This Amendment further refines the criteria, which will be used to assess new candidate landfill sites. If future candidate sites don't pass the criteria, a jurisdiction may choose to drop the site from further consideration, unless potential environmental impacts can be mitigated and/or overriding considerations prevail. Consideration of a landfill by a jurisdiction using the siting criteria would be followed by an in-depth environmental analysis as required by The California Environmental Quality Act (CEQA), and on federal lands by The National Environmental Policy Act (NEPA). Construction and operation permits cannot be issued without review through the environmental process.

Approval by Local Agencies

All disposal facilities in the county must be included in this Siting Element Amendment. Proposals for new or expanded facilities not appearing in the Siting Element require that an amendment to the Siting Element be filed with the County Department of Public Works, which is responsible for administration of the Element. New proposals must include a full project description, along with a request to amend the Element.¹⁰

When disposal facilities are proposed within an incorporated area, the local land use procedures of the appropriate jurisdiction within which the facility is proposed, and the provisions of applicable laws, will govern the permitting requirement.

Each jurisdiction in the county will be requested to act upon the Siting Element and its amendments. The county and a majority of the cities with a majority of the incorporated population must approve any amendment. Failure by any city or county governing body to act

¹⁰ County of San Diego Correspondence June 9, 1997.

upon a Siting Element or an amendment within 90 days from the date of the recommendation of the Local Task Force is considered as an approval. The resolutions from the jurisdictions will be placed in an appendix to the Siting Element.

Disposal Facility Siting Criteria

This section describes criteria for evaluating proposed new and expanded solid waste disposal facilities. The categories of criteria required by the CIWMB in CCR Title 14, Div.7, Ch.9, Art.6.5, Sect.18756 are included within the criteria of this Siting Element Amendment.

The Section 18756 criteria are consistent with the Goals, Policies and Implementation Tasks described in Chapter 9, in particular under Facility Management (3). The county, cities, regional agency, and member agencies approving the Siting Element may include additional criteria.

Evaluation Criteria

The proposed site evaluation consists of a general analysis of the sites' suitability for proposed landfill uses. Ten categories of evaluation criteria are to be used. Categories and corresponding sub-categories are outlined in Table 5-1, followed by a description of how each category will be evaluated.

In addition to the evaluation criteria, all landfill disposal projects, public or private, are required to obtain operating permits, local land use approval, and a solid waste facility permit. Landfill disposal facility projects must comply with the (CEQA), unless they are located on federal or tribal lands. In the latter instances, the projects must comply with (NEPA), where there is a federal involvement requiring major federal action.

Table 5.1
County of San Diego Landfill Siting Evaluation Criteria

CATEGORIES OF EVALUATION	SUB-CATEGORIES OF EVALUATION
GROUNDWATER and AQUIFERS	Natural Protection Groundwater Quality Depth to Groundwater Depletion Potentials, Quality Potentials, and Current Use Evidence of Faulting
SURFACE WATER	Beneficial Surface Water Site Runoff Sources Water Bodies Precipitation
FLOODPLAINS	Floodplains
SEISMIC STABILITY	Active Faults Landslides and Slumping Liquefaction
BIOLOGICAL RESOURCES	Threatened or Endangered Species Rare or Sensitive Species Ecosystem Integrity
CULTURAL RESOURCES	Cultural Resources
AESTHETIC	Visibility Noise Odors Vibrations
LAND USE	Adjacent Land Use Buffer Area Proximity to Airports, Passenger Railroads, Hospitals and Schools Current Site Use
HEALTH AND SAFETY	Groundwater Protection Proximity to Aqueducts Air Quality Vector Control, and other Factors listed in the text
TECHNICAL SITE SUITABILITY	Hauler Route Network Access Routes Proximity to Airports Site Soils Site Capacity

Evaluation Criteria to be Used in Landfill Site Evaluations

Criterion No. 1 - Groundwater and Aquifers

The purpose of this criterion is to protect groundwater resources in the state. Alluvial aquifers and fractured rock aquifers are particularly sensitive to degradation; therefore, proposed sites which include these features are considered less desirable than sites without them.

- **Natural Protection:** Addresses the amount of natural protection that site geological conditions provide to groundwater. The application of this criterion involves the estimation of site substrate permeability, thickness during site reconnaissance, and potential for alternate design of the liner system.
- **Groundwater Quality:** Proposed projects must rate the quality of existing groundwater resources underlying the site. Sites with poor groundwater are more desirable than sites with good quality groundwater.
- **Depth to Groundwater:** Addresses the vertical and horizontal distance to groundwater. The deeper the groundwater, the more effective natural protection becomes. Baseline monitoring is requisite during site analysis of groundwater.
- **Depletion Potentials, Quality Potentials, and Current Use:** Considering present and projected use, groundwater potentials for depletion must be determined at each landfill site. Potential for water quality change by the project must be estimated.
- **Evidence of Faulting:** The existence of fault dislocations, and their disrupting effect on bedrock geology, must be considered as factors to maintaining the integrity of groundwater at candidate sites for landfills. Each proposed landfill must be evaluated for faults on, or adjacent to the site.

Criterion No. 2 - Surface Water

Beneficial Surface Water: The Clean Water Act National Pollutant Discharge Elimination System (NPDES) regulations require any discharges of run-off from landfills achieve strict water quality standards.

- **Site runoff sources:** Addresses sources of surface water crossing a proposed landfill site that could increase the potential for negative impacts on water quality. The presence of water springs at landfills poses a major threat to water quality. Perennial streams crossing the site will be more difficult to effectively mitigate and comply with NPDES than intermittent drainages.
- **Precipitation:** This criterion evaluates the amount of precipitation at the site. Precipitation can penetrate landfill cover and lead to the creation of leachate. It can also erode landfill surfaces by causing run-on and run-off. Sites with low annual precipitation generally present low erosion potentials to landfills.

Criterion No. 3- Floodplains

Title 23 Section 2533 of the California Code of Regulations and 40 CFR 257.3-1, specify that Class III landfills cannot be sited within a 100-year floodplain. Proximity to floodplains must be determined for proposed landfill sites. Measures to ensure safety must be developed and implemented.

Proposed projects must determine the flow volumes that would result from a 100-year frequency storm event occurring on the contributing watershed. Sites with low flow volumes would require less run-on/run-off controls than sites prone to flooding.

Criterion No. 4 - Seismic Stability

- **Active Faults:** Seismic events in areas with active faults can threaten the integrity of landfills, and be associated with landslides, slumping and liquefaction. When engineering mitigation is not possible because of fault lines, sites should be eliminated from consideration. Each proposed landfill must be evaluated for faults on, or adjacent to the site.

Criterion No. 5 – Biological Resources

Biological resources are to be considered when evaluating potential landfill sites. Numerous local, state and federal agencies and laws regulate proposed activities that can affect biological resources. Some of the agencies are the Army Corps of Engineers, US Fish and Wildlife Service, US Environmental Protection Agency, and California Department of Fish and Game, plus jurisdiction planning and environmental services departments. Local Multiple Species Conservation Programs and Habitat Conservation Plans provide guidance for project evaluations of impacts on biological resources.

- **Threatened and Endangered Species:** Proposed landfills should not be located where there is the known occurrence of threatened or endangered species, if the development would result in impacts that cannot be mitigated to a level of insignificance. Several laws regulate impacts to threatened or endangered species, including California Environment Quality Act (CEQA), the Endangered Species Act (ESA), and the Resource Conservation and Recovery Act (RCRA).
- **Rare and Sensitive Species:** Sites should be surveyed for rare and sensitive species and mitigations proposed to minimize impacts (ref. California Native Plant Society, 2003).
- **Ecosystem Integrity:** Proposed landfill projects must also identify habitats with regard to the presence of unique associations and/or species of local interest and/or economical importance that are not listed as threatened or endangered. Evaluations must consider the degree to which habitats would be impacted and the extent to

which it could be enhanced, replaced, or protected in other areas as mitigation for disturbances on the landfill site.

Criterion No. 6 - Cultural Resources

The presence and importance of cultural resources on or adjacent to all proposed landfill sites must be determined. All archeological sites must be considered in the siting process pursuant to CEQA, and The National Historic Preservation Act. This criterion recognizes the need to preserve national, state and local registered historical and prehistoric sites, as well as sites known to be eligible for registration. Proposed sites within 1000 feet of a national, state or local register site or sites known, via record searches, to be eligible for registration, are less desirable than locations not in proximity to cultural resources.

Criterion No. 7 – Aesthetics

Weights the aesthetic impact to the local community.

- Consideration of visibility must be given to the existing environment, the location and number of viewers, state and locally designated scenic highways, and the sensitivity of viewers to aesthetic impacts.
- Odor, noise and vibration potentials must be evaluated at all proposed landfill sites.

Criterion No. 8 - Land Use

- **Adjacent Land Use:** The compatibility of a solid waste facility in the context of General Plan policies, including zoning, degree of build out on adjacent lands, and incompatible uses of adjacent land, must be identified at each proposed landfill site. The following land uses are considered undesirable at proposed landfill sites:
 - Paved state or federal highways, or county circulation element roads,
 - Improved municipal, county or state parks,
 - Residential use on or in proximity to the site,
 - Heavily developed commercial or industrial areas,
 - National Parks, or recreation areas having intensive use,
 - Schools, hospitals and cemeteries.
 - Passenger railroads and airports
- **Extent of Buffer Area:** Considers the potential impacts that landfill operations can have on adjacent land uses, and the need of buffer zones to protect proximal areas.
- **Current Site Use:** Considers the cost to acquire land and the level of potential opposition by landowners.

Criterion No. 9 - Health and Safety

Proposed landfill sites must consider existing health and safety standards for construction, operation, and post closure. Sites must account for assurances to mitigate factors such as fires, run-off, air quality control, vector management, leachate prevention, and least pressure on existing infrastructure. Siting evaluations must consider the protection of ground water quality from leachate.

- Proximity to Aqueducts: Protection of aqueducts is an important consideration in siting landfills, and is subject to the regulations of the Regional Water Quality Control Board.

Criterion No. 10 - Technical Site Suitability

- Hauling Route Networks: Considers the economic feasibility of a facility location in relation to trip distances from sources and the adequacy of access.
- Access Routes: Addresses the potential for environmental impacts caused by truck and rail traffic related to landfill operations, and new developments of access roads.
- Proximity to Airports: Federal regulations pursuant to the Resource Conservation and Recovery Act (40CFR 258) specify that no landfill shall be located within specified distances from commercial airport runways. Sites need to meet minimum buffer requirements.
- Site Soils: Proposed landfill sites must evaluate the economic importance of the availability of cover and liner materials throughout the operating life of the landfill. Landfills require soil to cover trash. Sites are ranked on the distance from the site that suitable liner and cover materials are available.
- Site Capacity: The evaluation process must describe the volume and tonnage of waste that could be accommodated at the site.

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CHAPTER 6

PROPOSED NEW DISPOSAL FACILITIES

DESCRIPTION AND LOCATION

Purpose and Requirements

Chapter Six describes and locates each proposed new disposal facility within the county and describes how each facility contributes to the 15 years of permitted disposal capacity. Specific requirements for the content of Chapter Six in the Siting Element are contained in CCR Sections 18755(c) and 18756.1.

Section 18756.3(a) of the California Code of Regulations requires that a resolution, notarized statement or affidavit, regarding land use consistency of any proposed area be obtained from each affected jurisdiction and included in the Siting Element. New facility sites that are not consistent with the applicable general plan may be included in the Siting Element as "tentatively reserved" sites or expansions in Chapter Seven.

When a site proponent wishes to have a site included in the Siting Element or in any future amendments, a proposal must be presented to the local task force, as required under PRC §50001(c). The description shall include the type of facility, location, size, volumetric capacity of the facility expressed in cubic yards and in tons, life expectancy (years), expansions options of the facility, and post-closure uses.

Further Review Process

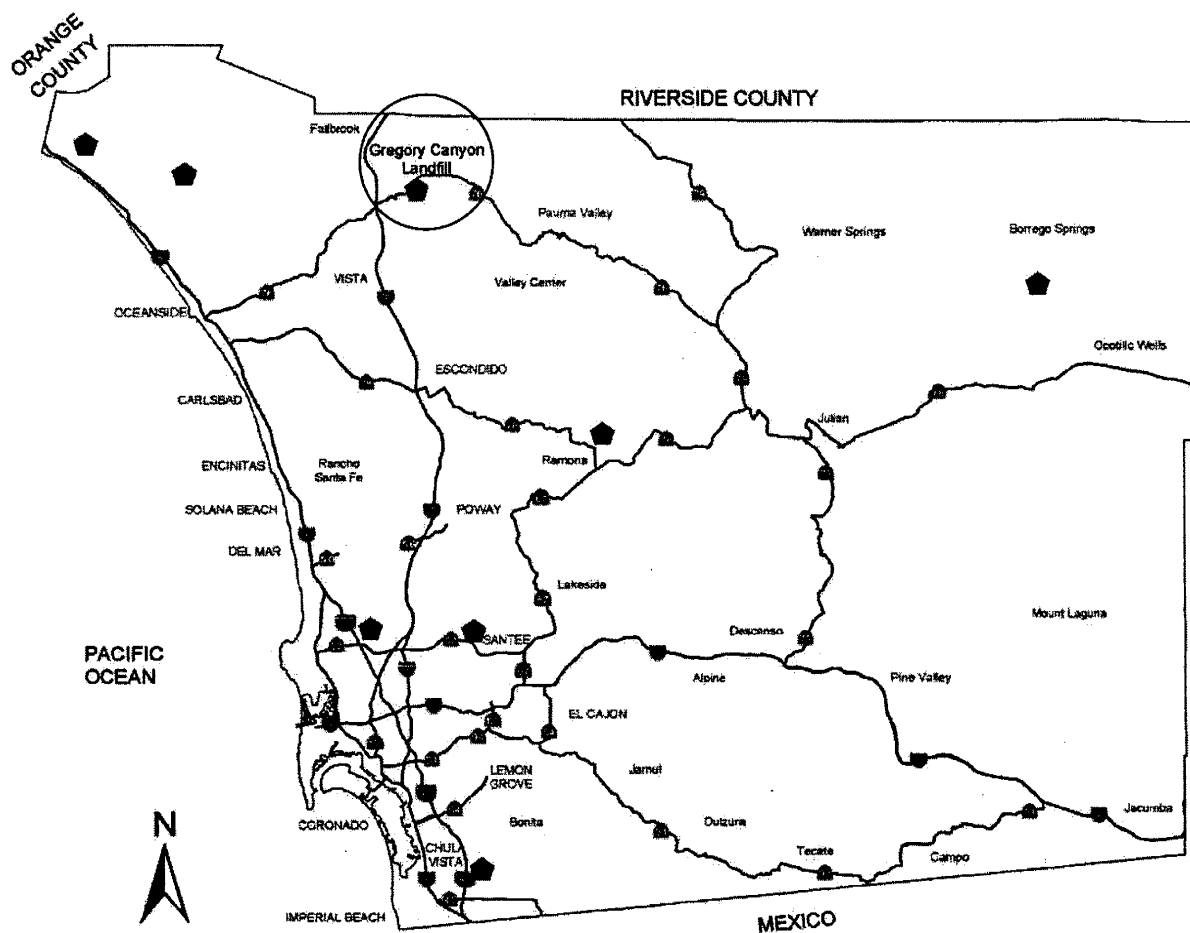
The discussion of proposals in the Countywide Siting Element is only one step in the review and approval process. State and federal environmental review are separate from the Siting Element. The inclusion of a proposed facility in this Element does not substitute for any required review process nor does it guarantee approval of the facility. Each proposed facility in the county is considered individually through the local jurisdiction's land use permitting process, which requires environmental review in accordance with the California Environmental Quality Act (CEQA). Proposed landfills on federal or tribal lands are subject to their own specific permitting procedures.

Proposed New Landfills

At this time, there is one proposed new landfill in San Diego County. Gregory Canyon was a "tentatively reserved" site in the 1997 Siting Element, and is now included as a "proposed" site. Gregory Canyon was incorporated into the County of San Diego's General Plan by a voter initiative on November 8, 1994 as a possible landfill site. It is therefore listed as a proposed site. The County of San Diego's Local Enforcement Agency recently reviewed and certified the Environmental Impact Report. The future date of opening of Gregory Canyon landfill remains uncertain because of opposition to the facility by concerned municipalities, agencies and private parties.

A description and site map for the Gregory Canyon proposal are provided in the following pages.

Figure 6.1
Proposed Landfill Locations in San Diego County



Gregory Canyon Landfill Site Fact Sheet**1. FACILITY INFORMATION**

Facility Name	Gregory Landfill
Facility Owner	Richard Chase 991 C-404 Lomas Santa Fe Dr. Solana Beach, CA 92075
Facility Operator	Gregory Canyon Ltd. 3 Embarcadero Center Ste 2360 San Francisco, CA 94111
Facility Location	Approximately 3.5 miles east of Interstate 15 in Northern San Diego County

2. PERMIT INFORMATION

Solid Waste Facility	37-AA-032
Date of Permit Issue	17-Dec-40
Permitted Remaining Capacity	49.5 million cubic yards
Permitted Remaining Capacity	33.4 million tons
Estimate of Site Life Expectancy	30 years

3. MAXIMUM PERMITTED RATE OF DISPOSAL

Daily	3,200 tons
Daily Peak	5,000 tons

4. AVERAGE RATE OF DAILY WASTE RECEIPT

Tons	1,950
Cubic yards	2,889

5. PERMITTED WASTE TYPES Class III Landfill

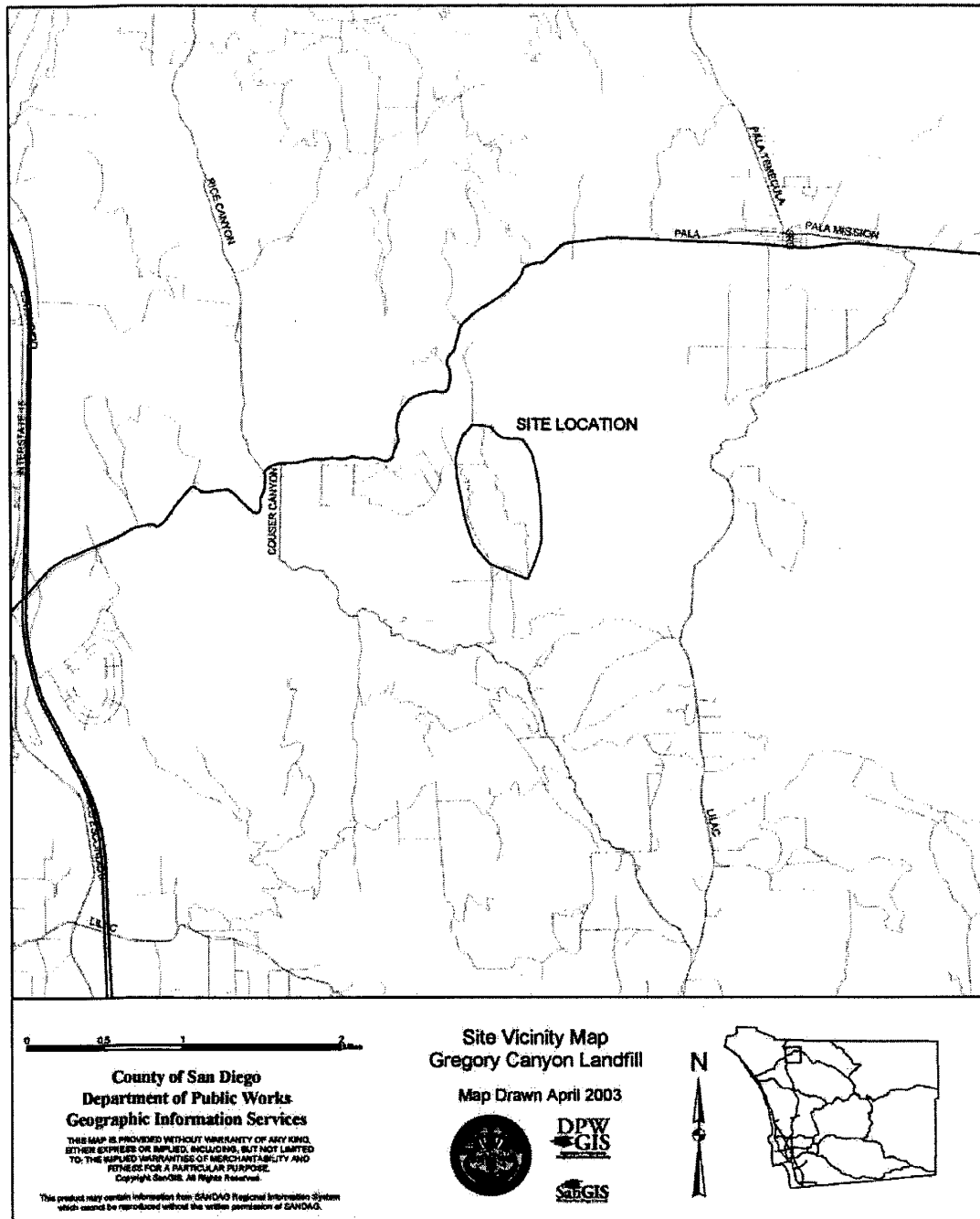
In addition, a recyclable goods center is planned at the site.

6. FUTURE LAND USE Open Space**7. GENERAL DESCRIPTION**

Approximately 196 acres refuse area footprint for disposal with a total of approximately 308 acres occupied by the landfill and recycling center. There would be 87 acres for soil stockpile and borrow areas and 25 acres for the main access roads and bridge, desilting basins, stockpile borrow area haul road and ancillary facilities. The

total acreage of the site is estimated at 1770
acres.

Figure 6.2
Gregory Canyon Landfill Vicinity Map



CHAPTER 7

TENTATIVELY RESERVED

SOLID WASTE DISPOSAL FACILITIES

Purpose and Requirements

Chapter 7 describes and locates tentative new disposal facilities within the county and describes how such facilities contribute to 15 years of disposal capacity. Tentatively reserved sites included in the Siting Element must be found to be consistent with the applicable General Plan by the next five-year Siting Element update, or they must be removed from the Siting Element. Requirements for this chapter are contained in Public Resources Code sections 41710-41712 and CCR section 18756.3.

Tentatively Reserved Disposal Sites

The County and City of San Diego cooperated in 1990 to fund and manage a study to identify potential landfill and other solid waste facility sites needed in southwestern San Diego County to replace existing landfills expected to close in the late 1990's (1990 Dames and Moore). In 1994, the City and County completed a detailed investigation into the five most desirable landfill sites, two in the City of San Diego and three in the unincorporated southern part of the County (1994, Ogden Environmental and Energy Services).

Of the five sites investigated, only the East Otay Mesa site was described in a general County planning document. The East Otay Mesa site was described in the July 1994 East Otay Mesa Specific Plan. While the County is no longer pursuing landfill siting, and no private siting efforts are currently proposed for the East Otay Mesa area, the property owner of the tentatively reserved East Otay Mesa site has requested that the "tentative" reservation classification, as described in the 1997 Siting Element, be continued while potential development opportunities are evaluated. The East Otay Mesa site at present does not hold a Major Use Permit, and therefore is not found to be consistent with the County General Plan and is not continued as a tentatively reserved disposal site in this Siting Element Amendment. The East Otay Mesa site may be proposed again for landfill development through an application for a Major Use Permit.

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CHAPTER 8

STRATEGIES FOR ADDITIONAL CAPACITY

Purpose and Requirements

Chapter Eight identifies additional strategies for disposing of solid waste that could be explored to help meet the region's 15-year disposal needs. These strategies were developed because the approval of proposals for new and expansion of existing landfills in Chapter Three is uncertain at this time. CCR Sections 18755(c) and 18756.5 contain the specific requirements for this chapter.

Strategies To Prolong Current Capacity

The region recognizes that diversion of organics, paper, and construction and demolition materials is essential for decreasing the region's dependence on landfilling. It is recommended that a more thorough feasibility study be conducted to determine the best long-term strategy. This strategy should include a combination of strategies including a cost/benefit analysis and recommendations on the diversion and market development programs necessary to preserve existing landfill capacity.

The strategies discussed in this Chapter are a discussion of available options and are not in order of preference.

1) Diversion Rate

The California Integrated Waste Management Act of 1989 (AB939, Sher, Chapter 1095, Statutes of 1989) originally mandated that all jurisdictions reach 50 percent diversion by 2000. The region has experienced a great fluctuation in diversion percentages since the 1997 Siting Element was approved. In 1997 the diversion percentage for 1995 was calculated to be 31 percent. Since then, the region has made great progress and by 2002 the countywide diversion rate reached 48 percent.

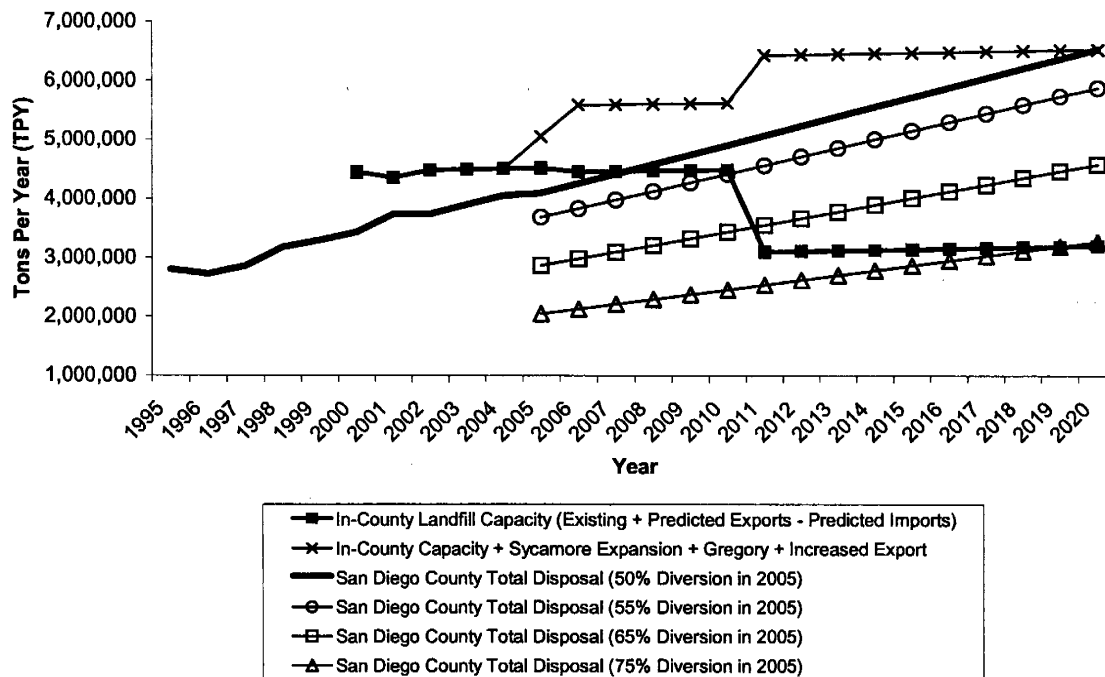
Although the diversion rate has increased, so has the amount of waste that is disposed. The 1997 Siting Element estimated that the 2001 generation rate for the region would be 5.3 million tons and the disposal amount would be 2.6 million tons. The 2001 actual generation amount was calculated to be 6.9 million tons and disposal was 3.7 million tons.

The waste diversion goal in this Siting Element is to optimize the current disposal capacity by encouraging jurisdictions to meet the state diversion requirement as soon as possible by implementing their Source Reduction and Recycling Elements (SRREs). Each jurisdiction has an approved SRRE, which provides substantial details on the development and implementation of a comprehensive program of source reduction, recycling and composting. Implementing the programs of the SRREs, plus initiating the SB 1066 programs approved by CIWMB, where applicable, will assure improvement in reducing solid waste disposal as a part of the continuing strategy to assure sufficient landfill capacity.

Increasing diversion would extend landfill capacity. At the current landfill capacity, reaching 55 percent diversion in 2005 could give the county an additional 2 years of capacity (re. calculations in Chapter Three and Figure 8.1). Each 10 percent increase of diversion (starting in 2005) could give the county between 4 and 6 additional years of landfill capacity. At 75 percent diversion, the region would not need any new or expanded facilities during the 15-year capacity requirement (Figure 8.1).

Figure 8.1

**San Diego County Annual Rate of Disposal Projection with Diversion Options
(Based on Annual Permitted Disposal Tons)**



For jurisdictions which choose to achieve greater than 50 percent diversion, the strategies should be provided in their SRREs and updated in their annual reports. The SRRE is the plan for higher diversion rates for the local jurisdictions. To meet higher diversion percentages, jurisdictions and their generators would have to commit funding, additional resources, and the ordinances to enforce mandatory programs.

2) New Facilities and Technologies

Landfill capacity can be preserved through new technologies in waste reduction and diverse disposal options. Technologies can be applied to better manage existing capacity at landfills through waste compression and more efficient landfill management practices. The siting of more composting, resource recovery, and construction and demolition processing facilities in the region could provide environmentally safe alternatives to disposal. Adequate land should be zoned for development of composting, and construction and demolition, and recycling industries. In order to accomplish this, adequate land would need to be zoned for these industries.

In 2001, the region disposed of approximately 300,000 tons of construction and demolition material at the Miramar Landfill.¹¹ If a mixed construction and demolition processing facility were to be sited in the region, the amount of solid waste disposed could be reduced by at least 10 percent. The siting of new composting operations could divert additional tonnage because organic materials compose 40 percent of the region's waste stream. This could be accomplished by local ordinances to control generator based source separation of minimizing compostable materials from the landfills such as yard trimmings, paper, and food.

3) Exportation of Waste Out-of-County

In 1997, the County sold its four landfills to the private sector. Several jurisdictions retained the right to direct waste generated from their jurisdiction to particular landfills via their franchise agreements. Most of the solid waste currently generated by residents and businesses is disposed locally, at a landfill of the hauling contractor's choice. Private companies, the City of San Diego at the Miramar Landfill, and market conditions determine waste flow and disposal locations.

Every year there has been some solid waste exported from San Diego County. The amount of export tonnage has fluctuated from year to year. In 1995, the region exported 14 percent of its waste compared to 4 percent in 2001. Given the estimates of Tables 3.4 and 8.1, if the Sycamore Canyon Landfill expansion and the proposed Gregory Canyon landfill are approved with proposed increases in daily permitted disposal tonnages, the region may need to export 7.2 percent of its waste in 2017 to meet the region's disposal need of 6.1 million tons. If neither landfill proposal is approved without using other strategies, the region may need to export up to 55 percent of its waste in 2017 (Table 8.2).

¹¹ Communication with City of San Diego Environmental Services Department, 2002.

Table 8.1
Export Needs for San Diego County Jurisdictions
(Based on Annual Rate of Acceptance)
(Millions of Tons)

Year	In-County Permitted Rate of Acceptance	Imports (2000-2001 Actual)	Available In-County (Rate of Acceptance - Imports)	Total Disposal Needs (1995-2001 Actual)	In-County Excess	Export (1995-2001 Actual)	Export % of Total Disposal
1995				2.8		0.4	14%
1996				2.7		0.3	11%
1997				2.9		0.4	12%
1998				3.2		0.5	17%
1999				3.3		0.5	15%
2000	4.2	0.01	4.2	3.4	0.8	0.2	7%
2001	4.2	0.02	4.2	3.7	0.5	0.2	4%
2003	4.2	0.01	4.2	3.9	0.3	No need to export	
2004	4.2	0.01	4.2	4.1	0.2	No need to export	
2005	4.2	0.01	4.2	4.1	0.1	No need to export	
2006	4.1	0.01	4.1	4.3	-0.1	0.1	3%
2007	4.1	0.01	4.1	4.4	-0.3	0.3	7%
2008	4.1	0.01	4.1	4.6	-0.4	0.5	10%
2009	4.1	0.01	4.1	4.8	-0.6	0.6	13%
2010	4.1	0.01	4.1	4.9	-0.8	0.8	16%
2011	2.7	0.01	2.7	5.1	-2.3	2.4	46%
2012	2.7	0.01	2.7	5.2	-2.5	2.5	48%
2013	2.7	0.01	2.7	5.4	-2.7	2.7	49%
2014	2.7	0.01	2.7	5.6	-2.8	2.8	51%
2015	2.7	0.01	2.7	5.7	-3.0	3.0	52%
2016	2.7	0.01	2.7	5.9	-3.2	3.2	54%
2018	2.7	0.01	2.7	6.2	-3.5	3.5	56%
2019	2.7	0.02	2.7	6.4	-3.6	3.7	57%
2020	2.7	0.02	2.7	6.6	-3.8	3.8	58%

San Diego jurisdictions currently send waste to, or have utilized in the past, several out-of-county facilities (Table 8.3). The continued availability of out-of-county disposal sites is not known, and other disposal sites may become available in the future. EDCO Disposal Corporation has a contract with Orange County to import 1,000 tons per day of waste until 2015. El Sobrante in Riverside County, owned by Waste Management, has a 7,000 tons per day permitted disposal rate. The Crestline Nevada landfill, for example, was proposed as a possible disposal site during the drafting of this Siting Element Amendment. The landfill at Crestline, Nevada has a 4,000 tons per day permit and is serviced by the Union Pacific Railroad. Crestline is seeking new clientele from Southern California. Landfills in the State of Arizona used by the region do not have daily disposal limits.¹²

¹² Personal communication, Allied Waste Industries, 2003.

Table 8.2**Permitted Out-of-County Annual Disposal Tonnages for Landfills Used by or Available to San Diego County Jurisdictions**

Landfill	Annual Permitted and Proposed Capacity (Tons)
Copper Mountain, AZ ^{1,4}	17,915,000
Crestline, Nevada ¹	930,000
Orange County ²	312,000
Los Angeles ^{1,3}	Unknown
El Sobrante, Riverside County ¹	2,340,000

(1) Fraction of tonnage available to San Diego County unknown.

(2) Currently EDCO Disposal Corporation has an agreement with Orange County to import waste until 2015 at 1,000 tons per day.

(3) Los Angeles County has no restrictions on the amount of imported waste it can accept. However, each landfill (depending on the owner) has its guidelines in terms of daily and annual accepted tonnages.

(4) Arizona landfills have no daily limit.

4) Increased Daily and Annual Permitted Disposal Tonnages at In-County Landfills

The combined physical capacity of existing and proposed landfills could provide sufficient disposal capacity for the region, but not without modifying the current daily and annual limits on traffic and amounts of solid waste allowed into the facilities under current Solid Waste Facility Permits (SWFP) and local land use permits. One illustration for increasing permitted daily disposal tonnages is described in Chapter Three.

The Role of Transfer Stations

Transfer stations have a vital role in accommodating throughput to landfills, and serving as collection and separation points of solid waste and recyclables. The stations are an essential component of all of the strategies for providing additional landfill capacity for San Diego County. Transfer stations help reduce traffic congestion, and provide the flexibility to haul to distant landfills or processing plants.

The privately owned transfer station and rural bin network currently handles approximately 60 percent of the county's solid waste. The network services both in-county and out-of-county transportation needs. The network has a permitted throughput of about 3 million tons per year, with about 2 million tons (67 percent) of the capacity currently being used (Table 8.1).

Table 8.3
San Diego County Transfer Stations and Rural Bin Sites

	Facility Name	Permitted Annual Throughput (Tons)
Transfer Stations	Palomar (Allied) ¹	291,200
	Dalbergia (EDCO) ¹	234,000
	Escondido Resource Recovery	912,500
	El Cajon (Waste Management)	728,000
	Ramona (EDCO) ¹	254,800
	Fallbrook (EDCO) ¹	182,000
	La Mesa (EDCO)	365,000
Rural Bin Sites	Viejas (Allied)	38,314
	Julian (Allied)	1,404
	Campo (Allied)	1,560
	Ranchita (Allied)	530
	Barrett Junction (Allied)	780
	Boulevard (Allied)	780
	Palomar Rural Bin (Allied)	1,872
Total		3,012,740

(1) Proposed expansions currently in the permit process.

CHAPTER 9 IMPLEMENTATION

Purpose and Requirements

This chapter describes the agencies responsible for implementation of the Siting Element, the schedule and funding sources. CCR Section 18756.7 contains the requirements for this chapter of the Siting Element.

Responsibility for Implementation and Implementation Schedule

The jurisdictions within San Diego County recognize that disposal capacity will best be met through an integrated waste management plan consisting of disposal and diversion. Further information about specific diversion programs and facilities are summarized in the Summary Plan and can be found in each jurisdiction's Source Reduction Recycling Element (SRRE), Household Hazardous Waste Element (HHWE), and Nondisposal Facility Element (NDFE). The goals, policies, and tasks in Table 9.1 expand on the goals and policies discussed in Chapter Two of this document. Tasks have been included that provide guidance toward goal achievement and an integrated waste management system. All dates are subject to change.

The following implementation schedule identifies the policies and tasks necessary to achieve each goal.

Table 9.1
Countywide Siting Element Goals and Task Implementation Schedule

1. Waste Diversion

Goal: Optimize the current disposal capacity by encouraging jurisdictions to meet the state diversion requirement as soon as possible by implementing their Source Reduction Recycling Elements (SRREs).

Policy/Task	Responsible Agency/Organization	Implementation Date
Policy 1.1 Give the highest priority to reducing the production and generation of discards through waste prevention, reuse, recycling and composting as a means of conserving landfill capacity and natural resources.	All jurisdictions	Ongoing
Task 1.1.1 Continue to implement individual SRREs already adopted and updated annually. Each SRRE contains program information on Source Reduction, Recycling, Composting, Special Waste, Education and Public Information, and Household Hazardous Waste.	All jurisdictions	Ongoing
Task 1.1.2 Support waste diversion and material recovery facilities, including Household Hazardous Waste (HHW) facilities, on sites with transfer stations and disposal facilities.	All jurisdictions	Ongoing

2. Management of Solid Waste Generated Within the County

Goal: Provide efficient, economically and environmentally sound disposal capacity for residual wastes following the IWMA waste reduction requirements through the hierarchy of reuse, source reduction, recycling, composting, and transformation.

Policy/Task	Responsible Agency/Organization	Implementation Date
Policy 2.1 Maximize the efficient and economic use of existing solid waste disposal capacity when consistent with public interest.	All jurisdictions and landfill operators	Ongoing
Policy 2.2 Extend and/or expand in-county capacity as feasible.	Local Enforcement Agencies, land use authorities, and landfill operators	Ongoing
Policy 2.3 Identify disposal facilities or strategies, possibly including transfer stations and export to out-of-county facilities, necessary to dispose of the solid waste generated by the jurisdictions of the county for a minimum of 15 years.	All jurisdictions and private sector	Ongoing
Policy 2.4 Site all solid waste management facilities in such a manner as to protect public health and safety, the environment, and provide for environmental justice concerns. Ensure that all solid waste management facilities are evaluated under all applicable siting criteria.	All jurisdictions and private sector	Ongoing
Task 2.4.1 Integrate environmental justice concerns to ensure public and community participation, including low income and minority populations, in the siting of solid waste management facilities.	All jurisdictions and private sector	Ongoing
Policy 2.5 Promote diverse solid waste management options sufficient to manage the local solid waste stream in an environmentally responsible manner.	All jurisdictions and private sector	Ongoing
Task 2.5.1 Promote a regional integrated solid waste management system.	All jurisdictions	Ongoing
Task 2.5.2 Promote competition and diversity among a choice of franchise and independent solid waste service providers.	All jurisdictions	Ongoing

3. Facility Management

Goal: Ensure efficient, economically and environmentally sound management of existing and proposed solid waste management facilities to meet all applicable environmental standards.

Policy 3.1 Operate all solid waste management facilities in such a manner as to protect public health and safety, the environment, and provide for environmental justice	All jurisdictions and private sector	Ongoing
--	--------------------------------------	---------

concerns.

Policy/Task	Responsible Agency/Organization	Implementation Date
Task 3.1.2 Mitigate the potential impacts of solid waste management facilities upon adjoining land uses.	All jurisdictions and private sector	Ongoing

4. Countywide Siting Element Administration

Goal: Maintain and update the Countywide Siting Element in accordance with the requirements of IWMA.

Revenue Sources

Countywide regional planning activities are funded through a \$0.02 CIWMP fee per ton, assessed on every ton of trash generated in San Diego County that is disposed without regard to location of disposal, not including Las Pulgas and San Onofre landfills. The County of San Diego administers this fee. Additional facility development will be funded through private industry capital. Public entities that choose to own or operate facilities will be funded through established fee mechanisms that will vary by agency.

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ATTACHMENT 15

REFERENCES FOR THE COUNTYWIDE SUMMARY PLAN AND SITING ELEMENT

California Code of Regulations (CCR) Title 14, Division 7, Chapter 9, Article 8 Sections 18776-18791.

California Native Plant Society. 2003. CNPS Inventory of Rare and Endangered Species. <http://www.northcoast.com/~cnps/cgi-bin/cnps/sensinv.cgi>.

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- City of Carlsbad, 1992
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- City of Coronado, 1992
- City of Del Mar, 1992
- City of El Cajon, 1992
- City of Encinitas, 1992
- City of Escondido, 1992
- City of Imperial Beach, 1992
- City of La Mesa, 1992
- City of Lemon Grove, 1992
- City of National City, 1992
- City of Poway, 1992
- City of San Marcos, 1992
- City of Santee, 1992
- City of Solana Beach, 1992
- City of Vista, 1992

City of Oceanside. Source Reduction and Recycling Element and Household Hazardous Waste Element, 1992.

City of San Diego. Progress Guide and General Plan, 1989.

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City of San Diego, LEA. Solid Waste Facility Permits for:

- Miramar Landfill
- Sycamore Landfill

CIWMB. Recycling Market Development Zone Program Overview, June 1994.

County of San Diego Integrated Waste Management Plan - Update 1996.

County of San Diego, LEA. Solid Waste Facilities Permits for:

- Borrego Landfill
- Las Pulgas Landfill
- Otay Landfill
- Ramona Landfill
- San Onofre Landfill

County of San Diego. June, 1997. Letter from J.S. Minner, Director, Solid Waste Services to S. Leanon. CIWMB re. Siting Process Clarification.

Dames and Moore. Southwest San Diego County Solid Waste Facility Siting Study, August 24, 1990.

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- City of El Cajon
- City of Encinitas
- City of Escondido
- City of Imperial Beach
- City of La Mesa
- City of Lemon Grove
- City of National City
- City of Oceanside
- City of Poway
- City of San Diego
- City of San Marcos
- City of Santee
- City of Solana Beach
- City of Vista

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Public Resource Code (PRC) Division 30, Part 2, Chapter 4, Sections 41700-41721.5 and Chapter 5, Sections 41750-41770.5.

Proposition C, Voter Initiative for November 8, 1994 Election, Gregory Canyon Landfill.

Recovery Sciences, Inc. County and City of San Diego Waste Characterization and Market Study, Technical Volume I: Waste Characterization Study, May 30, 1990.

San Diego Association of Governments (SANDAG). SANDAG/SourcePoint Information.

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SYCAMORE LANDFILL MASTER PLAN

PROJECT CHRONOLOGY

PTS # 5617 JO# 421084

Date	Action	Description	City Review Time	Applicant
2/5/03	Customer Submits First Cycle			
5/15/03	Initial Assessment Letter Sent		3 months, 10 days	
2/12/04	Customer submits 2 nd Cycle			8 months, 28 days
4/26/04	2 nd Assessment Letter Sent		2 months, 14 days	
5/19/05	Customer submits 3 rd Cycle			1 year, 23 days
1/6/06	3 rd Assessment Letter Sent	EIR and Plans reviewed with adjustment	7 months, 17 days	
9/7/06	Customer submits 4 th Cycle			8 months, 1 day
12/27/06	4 th Assessment Letter Sent		3 months, 20 days	
4/18/07	Customer submits 5 th Cycle			3 months, 22 days
6/15/07	5 th Assessment Letter sent		1 month, 28 days	
10/10/07	Customer submits 6 th Cycle			3 months, 25 days
11/19/07	6 th Assessment Sent		1 month, 9 days	
3/21/08	Customer submits 7 th Cycle			4 months, 2 days
5/6/08	7 th Assessment Sent		1 month, 16 days	
6/11/08	Customer submits 8 th Cycle			1 month, 5 days
6/24/08	Issues Resolved		13 days	
10/6/08	EIR finalized		22 days	
10/23/08	Planning Commission Recommendation Hearing		15 days	

Total Staff Time (Average at 30 days per month):	Approximately 1 year, 11 months and 14 days
Total Applicant Time (Average at 30 days per month):	Approximately 3 years, 6 months, and 16 days
Total Project Running Time (Years/Months/Days):	5 years, 8 months and 18 days